

Harrison Robinson

Estate Agents



4 Rhyddings Gardens, Ilkley, LS29 8NY

Price Guide £380,000

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GROUND FLOOR

Entrance Hall

A smart composite door with obscure glazed panes beneath a covered porch area opens into a small entrance hall. A half glazed timber door opens into the dining kitchen, a further door leads into a cloakroom/WC. Laminate flooring, ceiling light.

Cloakroom

With low level W.C. and handbasin, carpeted flooring, wall shelf and obscure double glazed window.

Dining Kitchen

16'11" x 16'6" (5.16 x 5.03)

Well presented with a range of white and grey cabinetry with complementary worksurfaces and white tiling to splashbacks. Integrated appliances include electric oven and four ring induction hob with attractive tiling to splashback with extractor over, space and plumbing for a washing machine, dishwasher and fridge freezer. A one and a half bowl black sink with chrome mixer tap sits beneath two double glazed windows to the front with glimpses of hills in the distance. Laminate flooring, radiator, useful understairs storage cupboard. Double doors lead into the lounge, a carpeted staircase leads to the first floor landing.

Lounge

16'11" x 9'10" (5.16 x 3.02)

A comfortable, light and airy lounge courtesy of two double glazed windows and large, sliding, double glazed patio doors leading out to the South facing garden. Carpeted flooring, radiator, coving. Ample room for comfortable furniture.

FIRST FLOOR

Landing

A return carpeted staircase with white timber balustrading leads to the first floor landing. Smart, oak panelled doors open into three good sized bedrooms and the contemporary styled, three-piece house bathroom. A linen cupboard with shelving and radiator provides great storage. A hatch with fitted pull down ladder leads to a fully boarded and insulated loft.

Bedroom One

13'5" x 10'7" (4.09 x 3.25)

A good sized master bedroom to the front of the property with carpeted flooring, two double glazed windows affording fabulous long distance views and radiator.

Bedroom Two

10'1" x 9'8" (3.08 x 2.97)

A second double bedroom to the rear of the property with carpeted flooring, two double glazed windows enjoying superb views up to Ilkley Moor, radiator.

Bedroom Three

12'11" x 6'9" (3.96 x 2.08)

A dual aspect double bedroom with two double glazed windows the one to the rear, again, enjoying a direct view up to Ilkley Moor. Carpeted flooring, radiator.

Bathroom

A beautifully presented, three-piece house bathroom with low-level W.C., handbasin with chrome mixer tap set in a white vanity cupboard with attractive, brass effect splashback and deep-fill bath with central, chrome mixer tap, thermostatic drench shower plus additional attachment, attractive wall tiling and glazed screen. Double glazed window to front elevation enjoying fantastic countryside views, extractor. White, heated towel rail, laminate flooring.

OUTSIDE

Garden

The property enjoys a delightful, South facing garden with paved patio area, perfect for alfresco dining and an area of level lawn bound by fencing and neat hedging to the rear. Attractive, mature borders, a timber shed provides storage and a wooden gate to the side leads to the single garage and driveway.

Garage

A single garage with up and over door, power and water providing parking and excellent storage.

Driveway Parking


A single garage providing parking for one vehicle.

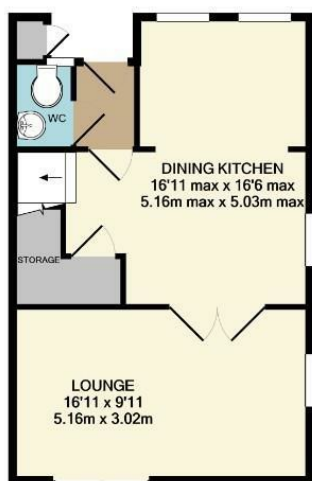
UTILITIES & SERVICES

The property benefits from mains electricity and drainage. There is Ultrafast Broadband shown to be available to this property. Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

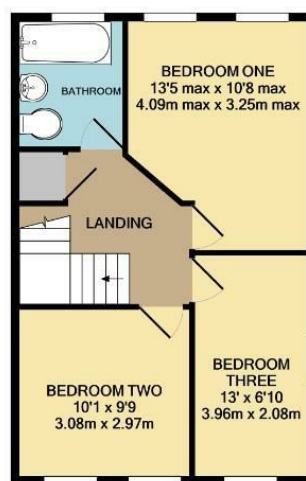


- Three Double Bedroom Semi Detached Property
- Recently Fitted Dining Kitchen
- Contemporary House Bathroom
- Dual Aspect Lounge With Patio Doors To Garden
- Good Sized Bedrooms Enjoying Wonderful Views
- Charming South Facing Garden
- Driveway Parking And Garage
- Cul de Sac Location
- Walking Distance To Train Station And Schools
- Council Tax Band D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
APPROX. FLOOR
AREA 554 SQ. FT.
(51.5 SQ. M.)



FIRST FLOOR
APPROX. FLOOR
AREA 448 SQ. FT.
(41.6 SQ. M.)

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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 882 SQ. FT. (81.9 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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