

# Harrison Robinson

Estate Agents



**162 Skipton Road, Ilkley, LS29 9BQ**

**Price Guide £465,000**

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## Price Guide £465,000



### GROUND FLOOR

#### Entrance Porch

A half glazed, timber entrance door with side windows and beautiful, arched, stained glass window above opens into a stone built porch, ideal for kicking off shoes and boots after a walk in the surrounding countryside. A further, timber door with stained glass panes and decorative stained glass side windows opens into a spacious entrance hall.

#### Entrance Hall

A lovely space to welcome family and friends with carpeted flooring, radiator, space for an item of furniture and doors opening into the lounge, dining room and kitchen. A beautiful, circular, stained glass window is a lovely, character feature. A return, carpeted staircase with timber balustrading leads to the first floor of the property.

#### Dining Room

14'11" x 11'10" (4.57 x 3.61)

A good sized, separate dining room to the front of the property with double glazed, arched bay window allowing ample natural light. Carpeted flooring and fireplace with gas fire on a tiled hearth with timber surround.

#### Lounge

14'0" x 11'10" (4.27 x 3.61)

A lovely, second reception room with carpeted flooring, radiator and tall, double glazed windows to the rear, enjoying fantastic, far reaching views and a lovely aspect over the garden. Coal effect fire set in a marble surround and hearth, fitted cupboards to one alcove.

#### Kitchen

9'10" x 7'8" (3.00 x 2.36)

Fitted with a range of base and wall units and drawers with complementary worksurfaces and tiled splashbacks. Freestanding cooker with four ring electric hob. A useful, deep, pantry style cupboard provides further space for appliances. Tile effect vinyl flooring, radiator, downlighting. One and a half bowl sink with mixer tap beneath a double glazed window enjoying a wonderful view across the Wharfe Valley countryside. A timber door with glazed panes opens into a conservatory to the side of the property giving access to the rear garden.

#### Garden Room

13'8" x 6'6" (4.17 x 2.00)

Enjoying wonderful open views across fields and to hills beyond this is a great room to sit and enjoy the vista. With carpeted flooring, radiator and exposed stonework. A half glazed, timber door to the rear opens to stone steps leading down to the garden.

### LOWER GROUND FLOOR

#### Laundry Room

13'8" x 11'9" (4.19 x 3.60)

A timber door with glazed panes opens into a fantastic, large utility room with fitted cupboards and drawers, electricity, lighting, heating and space and plumbing for a washing machine and other appliances. Wall mounted, gas central heating boiler, carpeted flooring, stainless steel sink and drainer with chrome mixer tap beneath a window to the rear. Door into:

#### Workshop / Store

14'11" x 11'9" (4.57 x 3.60)

A most useful room, currently arranged as a workshop, providing excellent storage with power and lighting.

#### Garden Store

9'10" x 7'10" (3.00 x 2.40)

A separate store room with timber door and single glazed window, power and lighting.

### FIRST FLOOR

#### Landing

A return, carpeted staircase with timber balustrading and double glazed window to the side elevation enjoying fantastic views leads to the first floor of the property. Original timber doors open into three bedrooms, two being good sized doubles, and the four-piece house bathroom.

#### Bedroom One

13'1", 85'3" x 11'10" (4.26 x 3.61)

A generous double bedroom to the rear of the property with carpeted flooring, radiator, floor to ceiling fitted wardrobes and wall hung handbasin with traditional style chrome taps. Double glazed windows afford beautiful countryside views to the rear.

#### Bedroom Two

11'10" x 11'8" (3.61 x 3.56)

A second double bedroom to the front of the house with carpeted flooring, fitted wardrobes, vanity table and radiator. Double glazed windows allow glimpses up to Ilkley Moor.

#### Bedroom Three

9'10" x 7'8" (3.02 x 2.36)

A good sized single bedroom with carpeted flooring, fitted wardrobes and radiator. Double glazed windows enjoy wonderful views up to Ilkley Moor and across the Wharfe Valley. A hatch gives access to the roof space. A louvre door opens to:

#### W.C.

A small room with high level W.C. and carpeted flooring.

#### Bathroom

A four-piece house bathroom with low-level W.C., pedestal handbasin with chrome mixer tap and panel bath with chrome taps. Large, separate shower cubicle with electric shower, curved, glazed doors and neutral wall tiling. Downlighting, extractor, carpeted flooring. Chrome, ladder style, heated towel rail, obscure, double glazed windows to front elevation.

### OUTSIDE

#### Garden

The house benefits from a fantastic, large rear garden, predominantly laid to lawn, bound by mature shrubs and trees and backing onto open fields enjoying wonderful countryside views. Fencing and stone walling maintain privacy, there is ample space here for children to play safely and adults to relax and entertain. A pond is a delightful feature and there is a stone patio area with space to sit and enjoy the views. To the front the house is set back from the road with a neat foregarden with low shrubs and flower beds.

#### Garage

A separate single garage with electric, up and over door, and recently replaced roof, provides additional parking and excellent storage.

#### Driveway Parking

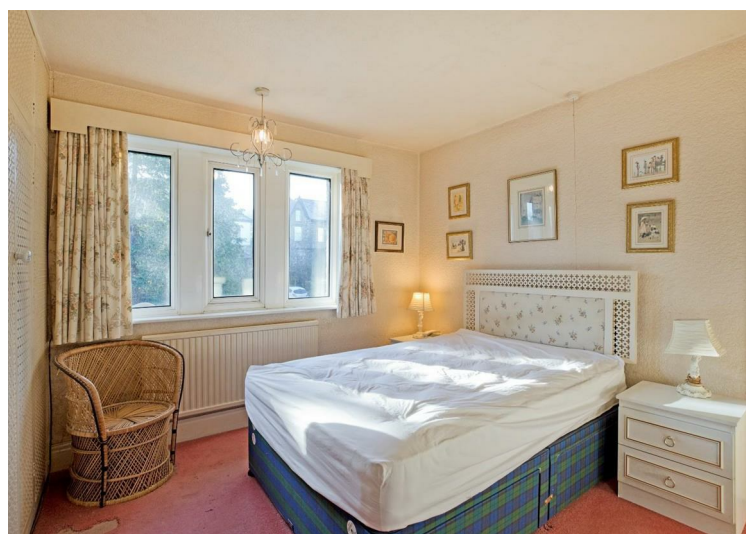
A driveway provides off-road parking for up to four vehicles.

### UTILITIES AND SERVICES

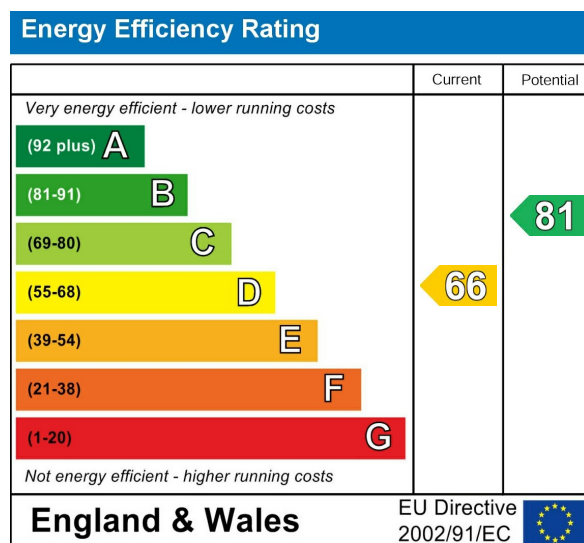
The property benefits from mains gas, electricity and drainage.

There is Ultrafast Fibre Broadband shown to be available to this property.

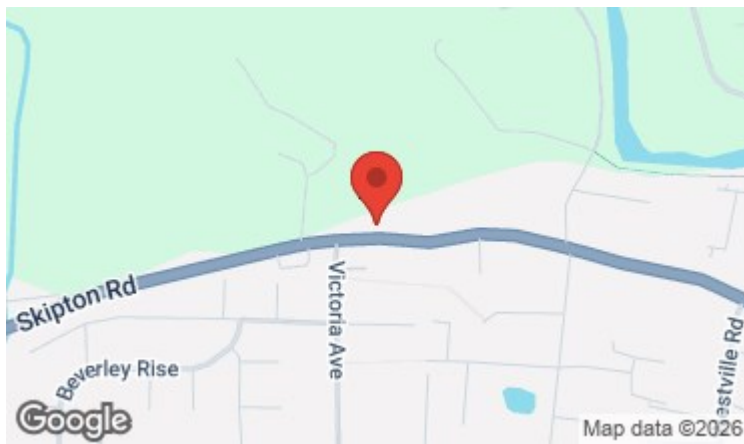
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



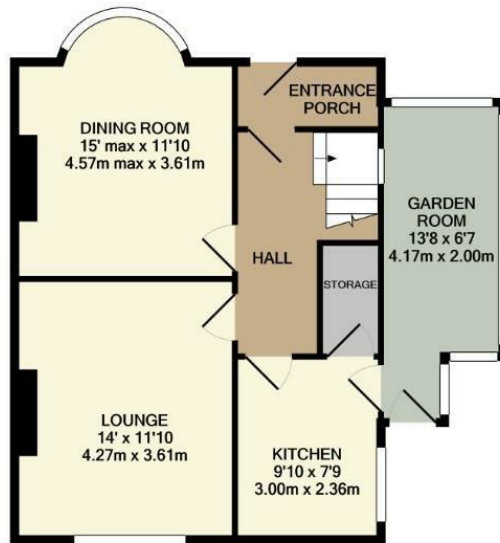
- \*\*\*No Onward Chain\*\*\*
- Three Bedroom Semi Detached House
- Exciting Opportunity To Update / Extend
- Beautiful Open Views
- Good Sized Rear Garden And Single Garage With Electric Door
- Two Spacious Reception Rooms
- Driveway Parking For Up To Four Vehicles
- Walking Distance To Excellent Schools
- Convenient Location For Central Ilkley And The Dalesway
- Council Tax Band E



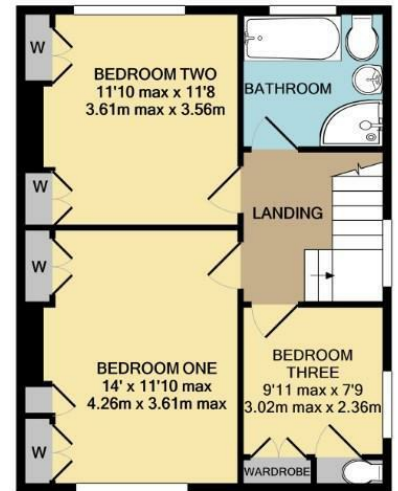




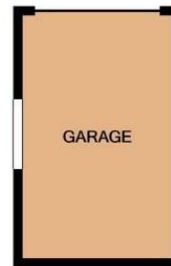
LOWER GROUND FLOOR  
APPROX. FLOOR  
AREA 384 SQ.FT.  
(35.7 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 609 SQ.FT.  
(56.6 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 494 SQ.FT.  
(45.9 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1487 SQ.FT. (138.2 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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