

# Harrison Robinson

Estate Agents



**24 Manley Road, Ilkley, LS29 8QP**

**£699,950**

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### GROUND FLOOR

#### Dining Hall

13'10" x 12'4" (4.22 x 3.78)

A composite door with obscure glazed panels opens into a large and welcoming dining entrance hall with ample room for a family dining table if desired. Freestanding pebble effect electric fire on a marble hearth, double glazed bay window, carpeted flooring, radiator. Doors from here open into a cloakroom/W.C., breakfast kitchen and generous lounge. A glazed door leads through to an inner hallway giving access to the bedrooms and bathroom.

#### Lounge

21'11" x 12'4" (6.70 x 3.78)

A lovely, comfortable, light and airy room courtesy of two sets of double glazed patio doors with tall side windows leading out to the driveway and the West facing rear garden. An additional, large double glazed window allows further natural light. Carpeted flooring, two radiators. A fireplace with marble hearth housing a gas fire creates a lovely focal point to this room. Door into:

#### Integral Double Garage

17'11" x 15'9" (5.48 x 4.82)

With electric door, power, plumbing and lighting this is a great space, perfect for storage or additional parking. Wall mounted, gas central heating boiler cupboards, wall shelving, radiator. One could potentially convert this space to provide an additional living room, if desired (STPC).

#### Breakfast Kitchen

15'2" x 10'2" (4.64 x 3.10)

A good sized breakfast kitchen fitted with a range of solid wood fronted cabinetry with complementary worksurfaces and tiled splashbacks. Appliances include fridge, slimline dishwasher and electric oven with four ring gas hob and extractor over. A one and a half bowl inset sink with brass mixer tap sits beneath a large double glazed window overlooking the fabulous West facing garden. Carpet tiles, radiator, coving. A composite door with obscure glazed pane leads to a pathway to the rear of the property. There is space for a small dining table, if desired making this a sociable room.

#### Cloakroom / W.C.

A spacious room with low level W.C., handbasin set in vanity cupboards with worksurface and wall mounted cupboards providing great storage. There is a large, recessed cupboard with shelving, again providing excellent storage. Radiator, obscure, double glazed window to rear.

#### Bedroom One

14'0" x 10'9" (4.27 x 3.30)

A spacious, dual aspect master bedroom with double glazed window to the front of the property enjoying a direct view up to the iconic Cow and Calf Rocks. Carpeted flooring, radiator, fitted furniture including wardrobes, dressing table and bedside tables.

#### Bedroom Two

14'0" x 10'2" (4.27 x 3.12)

A second double bedroom with double glazed window to the side elevation, carpeted flooring, radiator and floor to ceiling wardrobes with large sliding doors.

#### Bedroom Three

10'9" x 8'11" (3.30 x 2.72)

A good sized single bedroom to the front of the property, again enjoying a direct view up to the Cow and Calf rocks with double glazed bay window, carpeted flooring and radiator. A fitted wardrobe provides storage.

#### Bathroom

A five-piece house bathroom with low-level W.C., pedestal handbasin with mixer tap, bidet and bath with panel side and central mixer tap. Separate shower cubicle with thermostatic shower, wall tiling and folding glazed screen. Carpeted flooring, radiator, large, obscure double glazed window to rear.

### OUTSIDE

#### Garden

The property occupies a delightful, sizable plot enjoying a large, West facing rear garden, predominantly laid to lawn with paved patio area, the perfect spot to sit and enjoy the views and the afternoon sunshine. Attractive borders with mature planting, pear tree, greenhouse. Smart fencing maintains privacy. To the front elevation an attractive border with pretty flowers adds to the kerb appeal of the property. There is also an area to the side of the bungalow, where one could create additional parking, if desired. A paved pathway runs around the property giving access to the garden. The garden is ideal for adults and children alike and will appeal to a wide range of buyers.

#### Driveway Parking

Stone pillars frame the driveway providing parking for up to four vehicles.

### UTILITIES AND SERVICES

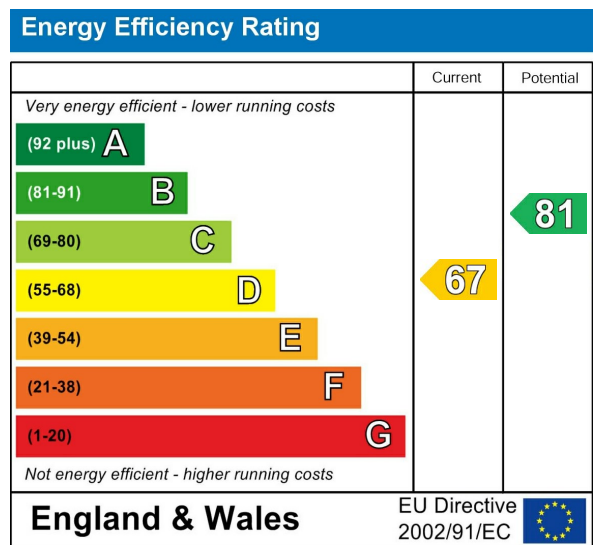
The property benefits from mains gas, electricity and drainage.

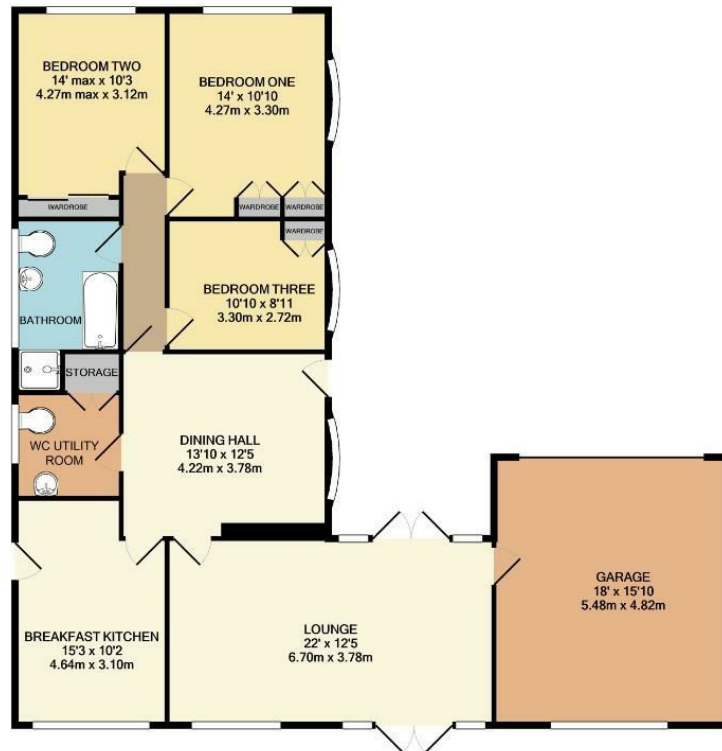
There is Ultrafast Fibre Broadband shown to be available to this property.

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



- \*\*\*No Onward Chain\*\*\*
- Spacious Three Bedroom Detached Bungalow
- Good Sized Lawned West Facing Garden
- Welcoming Dining Hall
- Lounge With Two Sets of Patio Doors
- Good Sized Breakfast Kitchen
- Five-Piece House Bathroom
- Highly Convenient Ben Rhydding Location
- Walking Distance To Local Amenities And Train Station
- Council Tax Band G





TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 1430 SQ.FT. (132.8 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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