

# Harrison Robinson

Estate Agents



**30 Nelson Road, Ilkley, LS29 8HN**

**Guide Price £485,000**

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# 30 Nelson Road, Ilkley, LS29 8HN

## Guide Price £485,000



### GROUND FLOOR

#### Entrance Hall

A solid timber entrance door with obscure glazed transom light opens into a welcoming entrance hall with high ceilings, coving, feature arch and deep skirtings. Exposed floorboards, radiator, door opening into the dining kitchen., A carpeted staircase leads to the first floor of the property.

#### Lounge

12'9" x 12'1" (3.9 x 3.7)

A charming lounge with exposed floorboards, large, double glazed window and traditional style radiator. A beautiful fireplace with timber surround, tiled slips and granite hearth houses an open fireplace and is a delightful focal feature of this room. Bespoke fitted cupboards and shelving to alcoves, coving, picture rail, ceiling rose, open to:

#### Dining Kitchen

13'5" x 13'1" (4.1 x 4.0)

A very well presented, light and airy dining kitchen with a range of blue and cream fitted cabinetry with stainless steel handles, wood effect worksurfaces and upstands and a range of integrated appliances including a range cooker with five ring gas hob with extractor over, dishwasher and fridge freezer. A one and a half bowl inset sink with chrome mixer tap looks into the extended garden room and over the rear garden. There is ample space for a large dining table making this a most sociable space for dining and entertaining. Floorboards, pendant lighting, attractive, exposed brickwork to one wall. Open to:

#### Garden Room

A beautiful area in which to sit and enjoy the delightful aspect over the rear garden with stone flagged floor, exposed stonework and glass roof in addition to double glazed bifolding doors. Contemporary style vertical radiator, wall lights, exposed brickwork with shelving. Door into:

#### Utility Room / W.C.

With low-level W.C. and space and plumbing for a washing machine and tumble dryer this is a most useful room. Continuation of the stone flagged floor, wall mounted gas central heating boiler.

### LOWER GROUND FLOOR

#### Guest Bedroom

16'0" x 12'5" (4.9 x 3.8)

Stone steps with metal handrail lead down to the lower ground floor of the property, where one finds a good sized room, currently arranged as a bedroom, which would work equally well as a home office, playroom or snug. Stone flagged flooring, recessed ceiling lights, radiator. Fitted shelving and cupboards, double glazed windows to the garden room above. A door opens to:

#### En Suite Shower Room

Well presented with low-level W.C., handbasin with chrome taps set in a vanity cupboard and shower cubicle with thermostatic shower, folding glazed screen, neutral wall tiling and recessed ceiling light. Continuation of the stone flooring, radiator, extractor.

### FIRST FLOOR

#### Landing

A return, carpeted staircase with handrail and timber balustrading leads to the first floor landing, where doors open into two double bedrooms and the four-piece house bathroom. There is a useful storage cupboard and a carpeted staircase leading to the second floor of the property. A window to the rear of the house allows natural light and affords lovely, long-distance views.

#### Bedroom Two

13'1" x 10'9" (4.0 x 3.3)

A good sized double bedroom to the front of the house with carpeted flooring, radiator and large, double glazed windows. Fitted wardrobe, cupboards and drawers to one alcove with shelving and fitted desk to the other.

#### Bedroom Three

12'1" x 10'2" (3.7 x 3.1)

A great sized double bedroom to the rear of the house with carpeted flooring, radiator and large, double glazed windows overlooking the pretty, rear garden. Fitted wardrobes and cupboards to both alcoves providing excellent storage.

#### Bathroom

A well presented, four-piece house bathroom with low-level W.C., circular handbasin with chrome mixer tap set on a solid wood surface with wall mounted mirror and bath with tiled side and surround with thermostatic drench shower. Separate shower cubicle with electric shower, folding glazed screen, extractor, recessed ceiling lights and mirror fronted, wall mounted vanity unit. Chrome, ladder style, heated towel rail, obscure double glazed window to front of the property.

### SECOND FLOOR

#### Master Bedroom

15'1" x 14'9" (4.6 x 4.5)

A carpeted, return staircase with rope handrail leads up to a door giving access to a lovely, spacious master bedroom with large, double glazed windows to the front of the property enjoying glimpses of countryside in the distance. Floorboards, radiator, fitted cupboards and shelving. A door opens to:

#### Dressing Room

10'5" x 5'6" (3.2 x 1.7)

Fitted with a range of cupboards with shelving and hanging rails providing excellent storage. Carpeted flooring, large Velux allowing natural light, enjoying beautiful views up to Ilkley Moor including the iconic Cow and Calf Rocks and across the valley.

### OUTSIDE

#### Gardens

The property benefits, unusually, from a delightful lawned rear garden with a fantastic range of mature shrubs and trees and with a lovely patio area perfect for outdoor furniture and alfresco dining. Please note there is access for neighbouring properties across this area. To the front the house is set back from the road with a pretty front garden with a range of mature shrubs and tree with a gravelled area, ideal for a bistro set or bench. A pathway leads to the entrance door.

#### Parking

There is parking on the road by the property with a residents' permit.

### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.


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

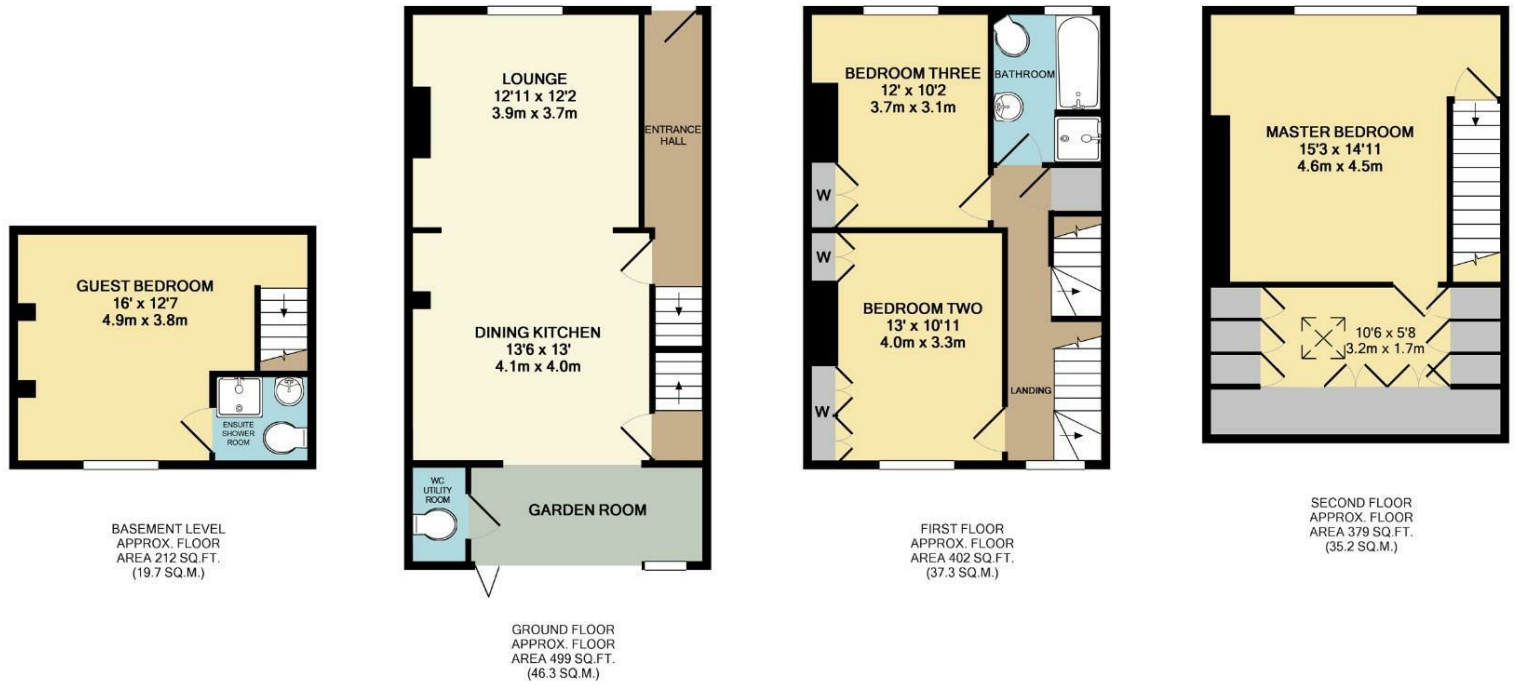
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

Tel: 01943 968 086



- Extended Four Double Bedroom Mid Terraced House
- Well Presented Open Plan Dining Kitchen
- Charming Features Throughout
- Fabulous Garden Room With Bifolds To The Garden
- Guest Bedroom With En Suite Shower Room
- Lounge With Open Fire
- Delightful Master Bedroom With Dressing Room
- Wonderful Views Up To The Cow And Calf And Ilkley Moor
- Highly Convenient Central Ilkley Location Close To Train Station
- Council Tax Band C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



TOTAL APPROX. FLOOR AREA 1492 SQ.FT. (138.6 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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