

# Harrison Robinson

Estate Agents



**19 Grange Estate, Ilkley, LS29 8NW**

**£470,000**

 3  2  1  C



# 19 Grange Estate, Ilkley, LS29 8NW

## £470,000



### GROUND FLOOR

#### Entrance Porch and Hallway

A smart, composite door with obscure glazed panel opens into a welcoming hallway with an abundance of light courtesy of a large, triple glazed skylight. One immediately feels as though you have entered a very special property. Attractive, driftwood effect flooring, practical coir matting, traditional style, grey radiator. Under stairs storage cupboard. Doors open into the living dining kitchen and cloakroom. A carpeted staircase with wood and glass balustrade leads up to the first-floor landing. This is the perfect spot to greet family and friends.

#### Cloakroom

A beautifully presented cloakroom of truly unique design. Fitted with a traditional style, high level w/c, wall hung, corner hand basin with mixer tap and white metro tiling to splashback. Grey, ladder style, heated towel rail. Fabulous, copper two penny, resin flooring.

#### Living Dining Kitchen

20'11" x 18'0" (6.4 x 5.5)

Wow! The heart of this home is the significantly extended, high quality, bespoke living dining kitchen fitted with a range of light blue and grey wooden base and wall units with copper pipe handles, polished concrete work surfaces and contemporary, tiled splashbacks. A central island with solid wood work surface houses deep drawers with copper cup handles and provides the ideal spot to sit and enjoy a cup of morning coffee. Integral appliances include a Toledo range cooker with five ring gas hob and stainless-steel extractor over and microwave. Space and plumbing for a dishwasher and fridge freezer. A one and a half bowl inset sink with drainer and mixer tap sits beneath a double-glazed window overlooking the garden. Under cabinet lighting, downlighting, slate flooring, traditional style radiators, attractive, exposed brickwork. Exposed, steel beams. Three Veluxes and grey bifold doors opening onto the lovely, south facing garden allow the natural light to flood in. Ample room for a family dining table and sofas make this the perfect entertaining spot and one can imagine many happy times here entertaining family and friends. A fantastic, unique feature is the sunken, refrigerated wine cellar with sliding glass doors. Open into:

#### Lounge

15'5" x 10'9" (4.7 x 3.3)

A further, sizeable reception room with solid oak flooring, newly installed log burner with attractive tiling to the back and hearth. Double-glazed window to the front elevation with traditional style radiator beneath.

#### Utility Room

7'10" x 6'6" (2.4 x 2.0)

Fitted with grey base and wall units and copper pipe handles with space and plumbing for a washing machine and tumble dryer. Stainless-steel inset sink with mixer tap, glazed door leading out to the garden via a decked and covered area, ideal for kicking off shoes and boots after a walk in the surrounding countryside. Wall mounted boiler, downlighting. Door into:

#### Garage

15'5" x 8'6" (4.7 x 2.6)

Integral single garage with up and over door, power and lighting, providing great storage.

### FIRST FLOOR

#### Landing

A carpeted staircase with solid wood and glass balustrade leads up to the first floor landing where doors open into three double bedrooms, the master benefitting from a stunning en suite shower room and the beautifully presented, four-piece house bathroom.

#### Master Bedroom

15'8" x 9'10" (4.8 x 3.0)

A spacious, double bedroom with blue, fitted wardrobes, cupboards and drawers and a fabulous, vaulted ceiling with Velux adding to the sense of space. Double-glazed window to the front elevation, radiator, carpeted flooring, downlighting. Exposed steel beams. Loft access. Door into:

#### En Suite Shower Room

A contemporary styled shower room with low-level w/c with concealed cistern and chrome flush, ceramic hand basin with chrome, waterfall tap set in a grey vanity unit and walk in

shower with glass screen with thermostatic drench shower and additional attachment. Attractive, patterned floor tiling, downlighting, extractor, grey, ladder style heated towel rail. Obscure, double-glazed window to rear elevation.

### Bedroom Two

10'9" x 10'5" (3.3 x 3.2)

A good-sized, double bedroom to the front of the property with double-glazed window, radiator and carpeted flooring. Recessed cupboard.

### Bedroom Three

11'1" x 7'10" (3.4 x 2.4)

Nobody draws the short straw in this house – a further spacious, double bedroom to the rear with double-glazed window, radiator and carpeted flooring. Delightful views up towards Ilkley Moor.

### House Bathroom

An immaculately presented, four-piece bathroom with low level w/c, deep fill bath with tall, chrome mixer tap and shower attachment, bespoke, carved, solid stone sink with chrome, mixer tap set in a solid wood vanity unit and a separate, corner shower cubicle with thermostatic drench shower, additional attachment and glass screens. 'On trend' metro tiles, downlighting, extractor, driftwood effect flooring, grey, vertical radiator. Obscure, double-glazed window to the rear elevation.



## OUTSIDE

### Driveway Parking

To the front the property has a tarmac driveway providing parking for two cars, stone steps with stainless-steel handrails lead to the attractive entrance door. Outside lighting, smart fencing with border.

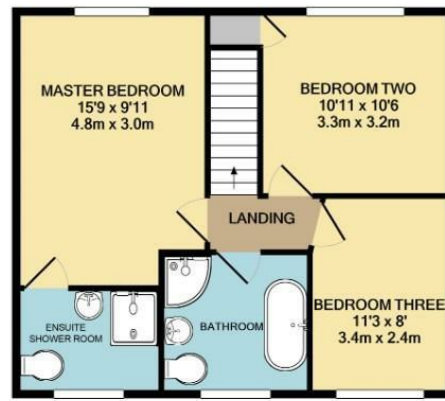
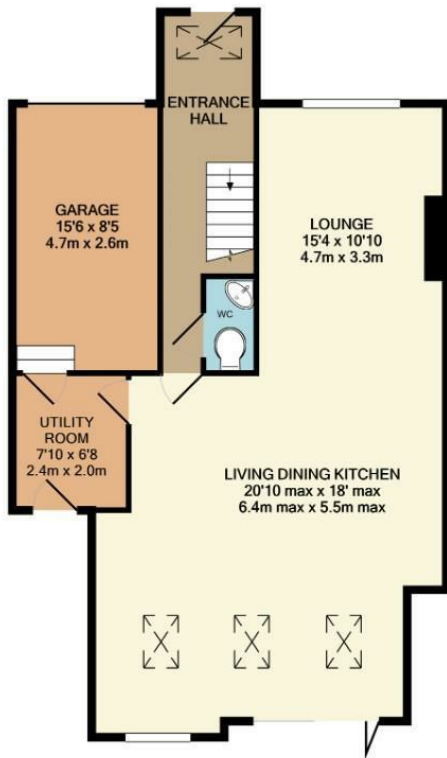
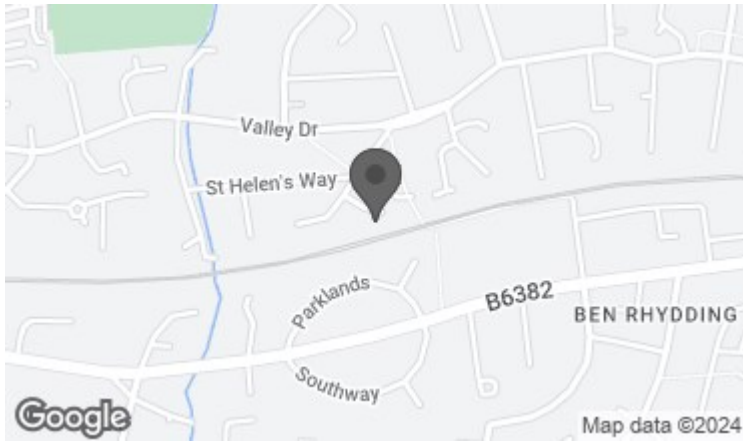
### Garden

To the rear one finds a fabulous, private, south facing garden with a beautiful, paved area, ideal for al-fresco entertaining with plenty of room for outdoor furniture and a level area of artificial grass, perfect for children playing. Smart fencing maintains security and privacy and wooden, raised beds are great for growing plants and shrubs. This is a great, low maintenance, sunny, family garden where one can imagine many happy times.

### Garden Room

A superb addition is the home office/garden room at the bottom of the garden, perfect for anyone wanting to work from home. Amtico flooring. Fully insulated, power and internet connection. Glazed door and double-glazed windows, external lighting.





FIRST FLOOR  
APPROX. FLOOR  
AREA 539 SQ.FT.  
(50.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1411 SQ.FT. (131.1 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

GROUND FLOOR  
APPROX. FLOOR  
AREA 872 SQ.FT.  
(81.0 SQ.M.)



Energy Efficiency Rating	
Current	Potential
72	84

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
B	A

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.