

Harrison Robinson

Estate Agents



North Meadows Slates Lane, Ilkley, LS29 0DU

Price Guide £900,000

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GROUND FLOOR

Entrance Hall

A uPVC entrance door with decorative glazed panels opens into a spacious entrance hall. Doors open into the kitchen, dining room, lounge, snug/home office and cloakroom. A carpeted staircase leads up to the first floor landing. Vinyl flooring, downlighting, radiator. A window affording beautiful views across the valley allows natural light. An understairs cupboard provides useful storage and space for hanging coats.

Breakfast Kitchen

12'11" x 10'0" (3.96 x 3.05)

A well presented breakfast kitchen with a range of high gloss cream base and wall units with wood effect worksurfaces and stone effect wall tiles. Integral appliances include double electric oven, new four ring gas hob with brand new extractor over and dishwasher. A stainless steel sink and drainer with chrome mixer tap sits beneath a double glazed window overlooking the garden and with a lovely view across to Ilkley Moor. What a view to wash up to! Vinyl flooring, downlighting. A half glazed door leads into a great family room to the rear, giving access to the garden.

Lounge

22'0" x 13'10" (6.71 x 4.22)

A bright and airy, dual aspect lounge with a large window overlooking the fabulous garden and looking across to Ilkley Moor. A stone fireplace and hearth houses a coal effect gas fire. Carpeted flooring, radiators. Double wooden doors open to the dining room.

Dining Room

13'11" x 9'10" (4.26 x 3)

A lovely dining room with sliding, double glazed patio doors leading out to the patio and garden. Beautiful hard wood flooring, radiator, hatch to kitchen. Ample room for a family dining table, one can imagine many happy times here with family and friends.

Snug/Sitting Room

12'11" x 9'9" (3.95 x 2.98)

A second reception room to the front elevation which could be a snug, playroom, home office or even a fifth bedroom. Carpeted flooring, radiator, double glazed window to the front.

Cloakroom

With low level w/c and pedestal hand basin with chrome mixer tap. White wall tiles to half height, vinyl flooring, obscure glazed window to front.

Family Room

14'11" x 9'7" (4.57 x 2.94)

A fabulous, large room to the rear of the house with tiled flooring giving a real Mediterranean feel with double glazed patio doors leading out to the patio. Ample room for sofas and furniture. A window to the rear affords wonderful views across to Ilkley Moor.

Utility Room

14'11" x 5'4" (4.57 x 1.65)

A utility area to the corner of the family room with sink with chrome mixer tap with cupboards beneath and space and plumbing for a washing machine.

FIRST FLOOR

Landing

A carpeted staircase with decorative metal balustrade and hand rail leads up to the first floor landing. Doors open into four bedrooms, the master having an en suite, and the house bathroom. Useful fitted wardrobes, under eaves storage, window to rear with a direct view of the Cow and Calf Rocks.

Master Bedroom

15'6" x 15'1" (4.74 x 4.62)

A great sized master bedroom with a range of fitted furniture, carpeted flooring and two radiators. A double glazed window to the front of the property allows an abundance of natural light and affords fabulous open views. Door into:

En Suite

With low level w/c with concealed cistern, hand basin set in a

vanity unit with large mirror over and shower cubicle with thermostatic shower and curved, glazed screens. Attractive wall tiling, radiator, carpeted floor, obscure glazed window to rear.

Bedroom Two

17'3" x 13'10" (5.26 x 4.24)

A generously proportioned double bedroom with a double glazed window with a stunning view over the garden and to the moor beyond. Fitted wardrobes, hand basin with cupboard beneath. Under eaves storage, carpeted flooring, radiator.

Bedroom Four

12'0" x 11'1" (3.66 x 3.4)

A double bedroom to the front elevation with carpeted flooring, radiator and open views across fields.

Bedroom Three

11'10" x 11'9" (3.63 x 3.6)

A third double bedroom to the front of the property with carpeted flooring, radiator and double glazed window, again enjoying lovely open views. Recessed cupboard with hanging rail, pedestal hand basin with mirror over.

Bathroom

With low level w/c, pedestal hand basin, bidet and panel bath

with thermostatic shower and sliding glazed screen. Carpeted flooring, obscure glazed window to rear.

OUTSIDE

Garden

A wonderful, large south facing garden predominantly laid to lawn and with a variety of mature shrubs and flowering plants. Raised beds, greenhouse, pond. Lovely patio areas are perfect for al-fresco dining and relaxing, hedging and fencing maintain privacy, a timber shed provides storage for garden equipment. A pathway leads to the front of the house. This is a superb family garden, ideal for children to play safely and adults to entertain whilst enjoying the stunning views.

Driveway Parking

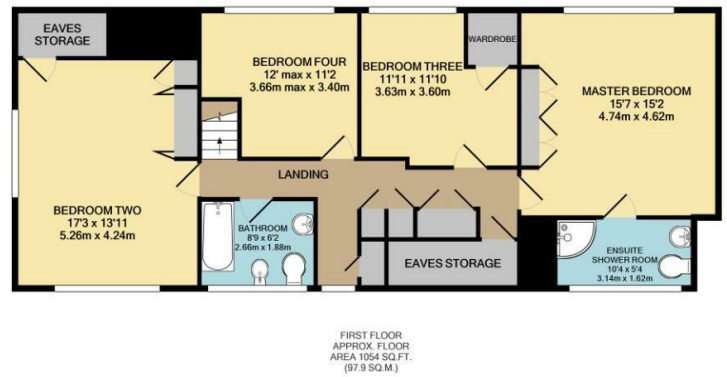
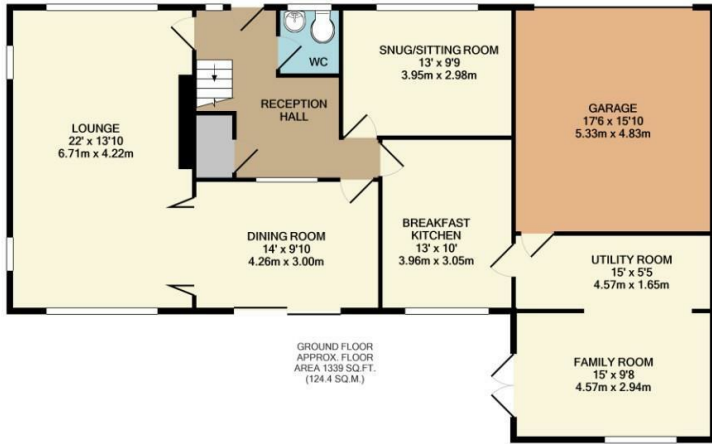
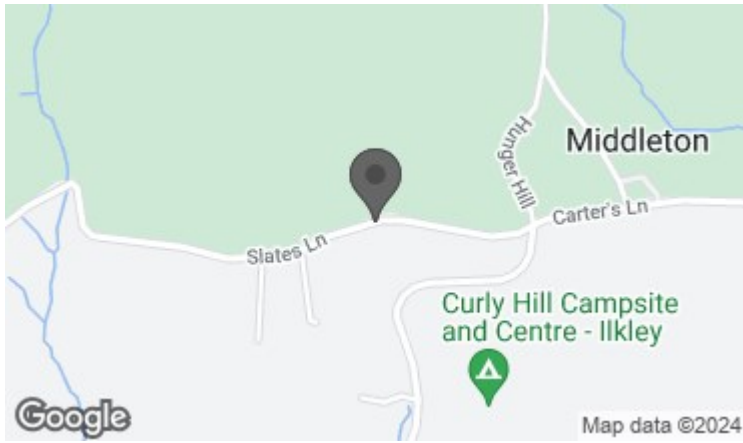
A block paved driveway behind stone walling and pretty border with mature shrubs and with two sets of wrought iron gates provides ample room for parking.

Garage

17'5" x 15'10" (5.33 x 4.83)

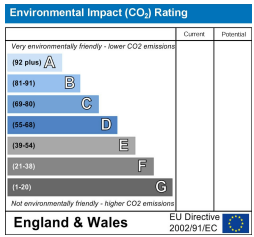
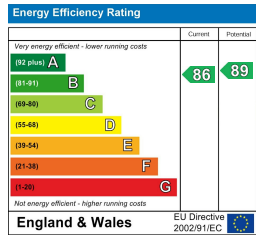
A door from the utility room leads into a double garage with electric up and over door, power and lighting. Newly installed central heating boiler, solar panel controls.





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TOTAL APPROX. FLOOR AREA 2393 SQ.FT. (222.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement 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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