

# Harrison Robinson

Estate Agents



**Villa Rita, 40 Springs Lane, Ilkley, LS29 8TH**

**£450,000**

 4  2  2  C



# Villa Rita, 40 Springs Lane, Ilkley, LS29 8TH

## £450,000



### GROUND FLOOR

#### Entrance Porch

Double glazed French doors open into an entrance porch, ideal for kicking off shoes and boots after a walk on the moor.

#### Entrance Hall

A timber door with glazed panels opens into a welcoming hallway with carpeted flooring and radiator. Doors open into the lounge, modern shower room and spacious dining kitchen to the rear of the property. Useful, under stairs storage cupboard. A carpeted staircase leads to the first floor landing.

#### Lounge

14'3" x 11'8" (4.35 x 3.56)

A comfortable lounge to the front elevation with coal effect gas fire with lighting in an attractive marble surround. A double glazed window looks over the front garden. Carpeted flooring, radiator.

#### Dining Kitchen

26'2" x 8'9" (8 x 2.67)

A recently fitted and beautifully presented dining kitchen to the rear of the property, with ample natural light, courtesy of two sets of double glazed windows and patio doors leading into the conservatory. Fitted with a wide range of sage, green base and wall units with stainless steel handles, complementary worksurfaces over and attractive tiling to splashbacks. Integrated appliances include fridge freezer, electric oven with microwave combination grill, dishwasher, washing machine and four ring gas hob with extractor over. One and a half bowl, inset ceramic sink with traditional style, mixer tap. Tile effect, vinyl flooring, radiator. There is ample room for a family dining table here and one can imagine many happy times with family and friends here. Half glazed door into:

#### Shower Room

A modern, well presented shower room with low-level W.C., handbasin set in a grey vanity unit with mirrored vanity cupboard over and separate shower cubicle with electric shower and curved glazed screen. Attractive, white wall tiling, carpeted flooring, radiator. Obscure, double glazed window to front elevation. Useful, fitted storage cupboard with shelving.

#### Side Entrance Porch

A good sized, side entrance porch with double glazed window and half glazed, uPVC, entrance door. Continuation of the tile effect, vinyl flooring, wooden wall panelling to half height with fitted, corner cupboard, radiator. This is a flexible space, perfect for drying laundry, hanging coats and storing shoes.

#### Conservatory

10'9" x 9'8" (3.3 x 2.96)

A light and airy room with uPVC, double glazed windows and patio doors, a lovely spot to sit and enjoy the aspect over the garden. Carpeted flooring, wall lights.

### FIRST FLOOR

#### Landing

A carpeted staircase leads to the first floor landing with doors opening into four bedrooms and the house bathroom. A hatch with fitted, pull down ladder gives access to the boarded loft area.

#### Bedroom One

12'4" x 10'11" (3.78 x 3.35)

A lovely double bedroom to the front of the property with double glazed windows affording beautiful, long distance views. Carpeted flooring, radiator, a range of fitted wardrobes, drawers, and vanity table with mirror over.

#### Bedroom Two

11'6" x 10'9" (3.53 x 3.28)

A second double bedroom to the rear of the house with a double glazed window overlooking the south facing garden. Carpeted flooring, radiator, wooden, fitted wardrobes, drawers and shelving.

#### Bedroom Three

14'2" x 9'3" (4.34 x 2.82)

A spacious double bedroom to the front of the property with two, double glazed windows, again with beautiful Wharfe Valley views. Carpeted flooring, two radiators, wooden, fitted wardrobes, drawers and shelving.

### Bedroom Four

14'2" x 6'0" (4.32 x 1.83)

A fourth, generously proportioned, single bedroom with a double glazed window overlooking the rear garden. Carpeted flooring, radiator.

### Bathroom

A well presented, three-piece house bathroom with low level W.C., handbasin with chrome mixer tap set in white vanity unit with mirrored cabinet over and panel bath with thermostatic shower. Recessed cupboard housing the central heating boiler, chrome, ladder style, heated towel rail. Attractive wall tiling, carpeted flooring. Obscure, double glazed window to the rear.

### OUTSIDE

#### Garden

The property is well set back from Springs Lane with a manicured, tall hedge, area of level lawn and mature tree. A paved pathway leads to the entrance porch and round the side of the property to the south facing, rear garden. Here one finds a level, spacious patio area, ideal for al fresco dining and a paved pathway, leading to the driveway and single garage. Hedging maintains privacy, borders with mature shrubs. Outside tap, security light.

### Garage

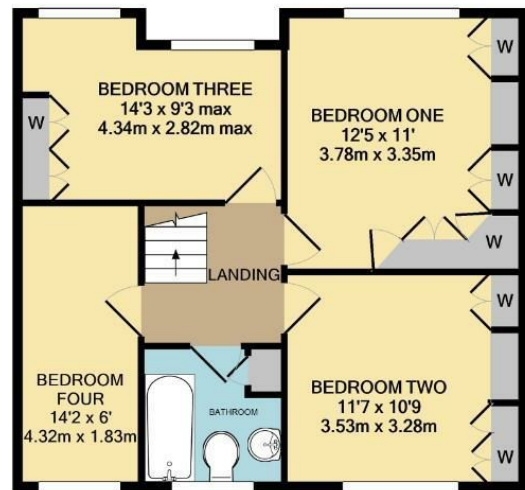
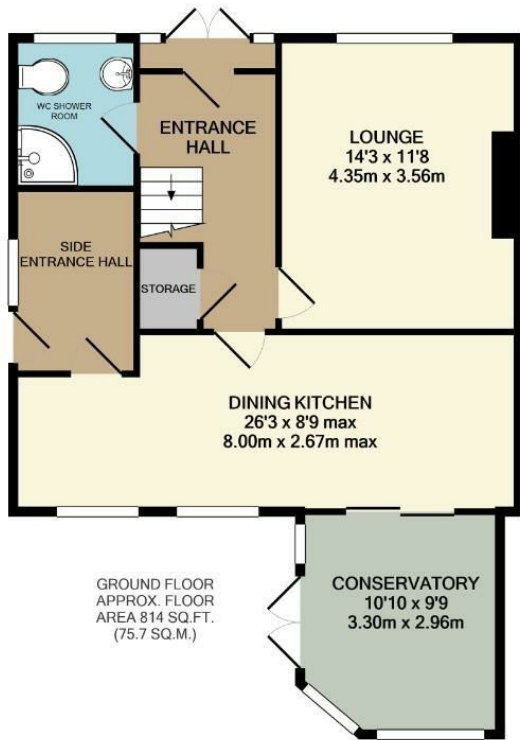
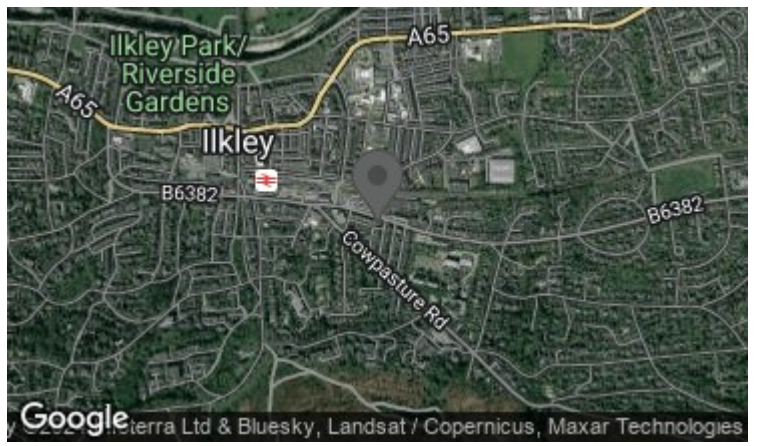
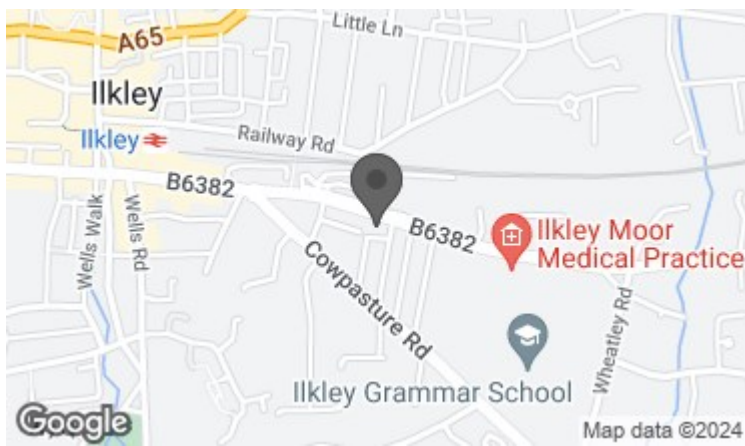
15'9" x 9'9" (4.82 x 2.98)

A single garage with up and over door to the rear of the garden.

### Driveway Parking

There is off street parking for one car in front of the garage.





TOTAL APPROX. FLOOR AREA 1369 SQ.FT. (127.2 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.

Energy Efficiency Rating	
Current	Potential
69	84

England & Wales EU Directive 2002/91/EC

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

England & Wales EU Directive 2002/91/EC

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.