

Harrison Robinson

Estate Agents



56 Wheatley Lane, Ilkley, LS29 8PW

£499,950

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GROUND FLOOR

Reception Hallway

A stone pathway and steps lead up to a solid timber door with transom light over and side window. The entrance door opens into a welcoming reception hallway with dark oak panelling to the walls which continues up the central flight of carpeted stairs with dark, timber balustrading, complemented by original parquet flooring. This is a great spot in which to welcome friends and family.

Sitting Room

14'9" x 14'9" (4.5 x 4.5)

A heavy, timber door opens into a spacious, well-proportioned sitting room having a large, double, uPVC double glazed window allowing natural light to flood in and affording views across the valley. Solid oak flooring and a large, log burning stove standing on a Yorkshire stone hearth creates an eclectic mix of styles with the deep corning, picture rail and ornate, central ceiling rose. One can immediately get an understanding of the space on hand as the majestic grand piano does not look out of place in this wonderful room.

Dining Room

13'9" x 13'5" (4.2 x 4.1)

A further, spacious reception room with a large, south facing, original, bay window with delightful, coloured glass and leaded transom lights. One's eyes are drawn to the ornate, timber fire surround with inset marble fire surround and grate. Again, the room benefits from deep corning, picture rail and ornate ceiling rose. Carpeted flooring and radiator.

Breakfast Kitchen

14'9" x 12'1" (4.5 x 3.7)

Wow! A truly stunning, bespoke breakfast kitchen presented in calming, pale grey, units with stainless steel handles having white and grey, marble work-surfaces, incorporating a dark grey composite sink and drainer with chrome mixer tap over. Integrated appliances include a double, stainless steel oven with black, ceramic, induction hob over, marble splashback and stainless steel and glass chimney hood and a dishwasher. A matching central island incorporates a breakfast bar and has deep fill pan drawers. Large, grey, ceramic floor tiles along with matching paintwork to the walls, corning and picture rail all add to the designer feel. A heavy, painted, timber door opens to the side of the property giving access to the fabulous, Yorkshire stone courtyard garden.

LOWER GROUND FLOOR

Cellar

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

A further, heavy, painted, timber door opens to a cellar head with shelving to create a useful storage pantry. Timber stairs lead down to a spacious cellar area, having concrete flooring, windows affording natural light and an external door giving access to an external flight of stone stairs. Space and

plumbing for a washing machine and tumble dryer. The cellar area could be developed in many ways, subject to the appropriate consent.

FIRST FLOOR

Study Landing

Return, carpeted stairs lead up from the hallway to a spacious study landing. Here, a window affords a charming view whilst you sit and work.

Master Bedroom

14'9" x 14'9" (4.5 x 4.5)

A further, great sized, well proportioned room and is flexible for either a further sitting room or a master bedroom. Having a large, double glazed window affording Wharfe Valley views and allowing the natural light to flood in. Deep corning, picture rail and ceiling rose. Carpeted flooring and radiator. A delightful, Edwardian style fireplace with a carved, timber surround and marble hearth is a lovely feature. A gas, coal effect fire has been disconnected.

Bathroom

A most light and spacious, contemporary, four-piece bathroom comprising a curved, deep fill bath, circular shower cubicle with sliding glazed doors and thermostatic shower, traditional style w/c and pedestal washbasin. Twin, double glazed windows with obscure glazing. Light, marble effect ceramic tiling to the walls and floor.

SECOND FLOOR

Landing

A further, carpeted staircase leads up to the second floor landing with a newly installed Velux window and doors giving access to:

Bedroom Three

13'9" x 13'5" (4.2 x 4.1)

A spacious, double bedroom having a south facing window affording wonderful views up to Ilkley Moor. Carpeted flooring and a charming, cast-iron, bedroom fireplace.

Bedroom Four

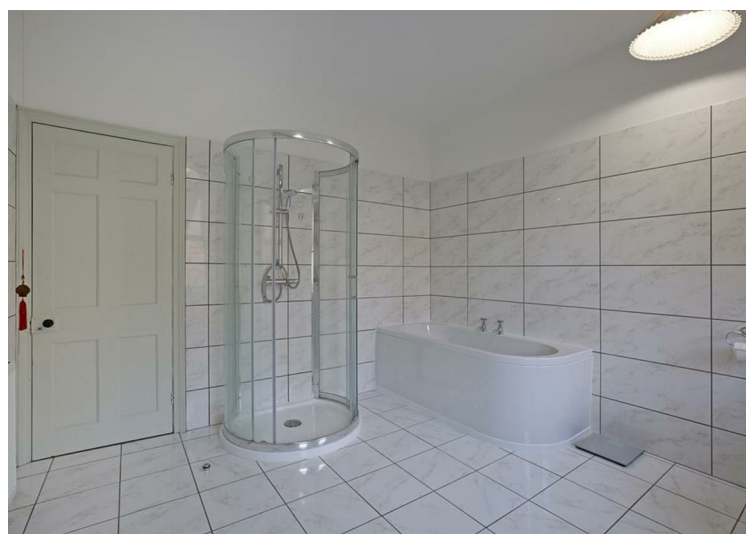
12'1" x 11'9" (3.7 x 3.6)

Last, but not least, a further double bedroom with a Velux window, carpeted flooring and a good amount of under eaves storage.

OUTSIDE

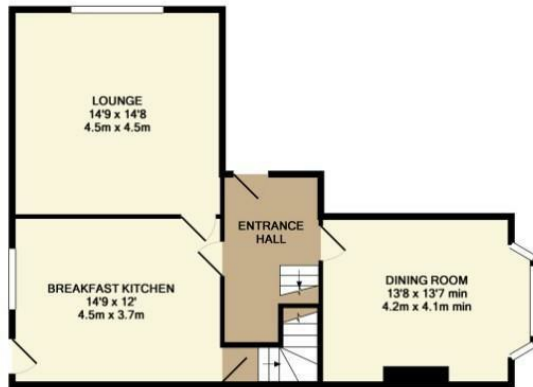
Garden

To the front and south facing side of the property there are areas of Yorkshire stone flagstones, ideal for displaying flowering pots. The owners have recently created a fabulous courtyard garden to the side of the property with attractive Yorkshire stone flags, pretty border with mature shrubs, maintaining privacy, and heavy, timber gates. This is a great area in which to entertain or relax with access to the kitchen via the side door.

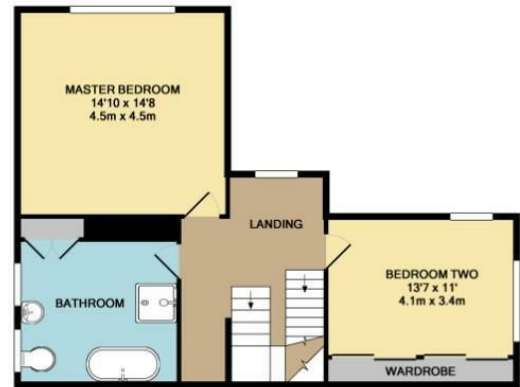


- Spacious Four Double Bedroom End Terraced Property
- ****No Onward Chain****
- Two Generous Reception Rooms
- Beautifully Presented Dining Kitchen
- Large Four Piece House Bathroom
- Possible Cellar Conversion (STPC)
- Stunning Long Distance Views
- Recently Landscaped Courtyard Garden
- Walking Distance To Train Station And Schools
- Council Tax Band E

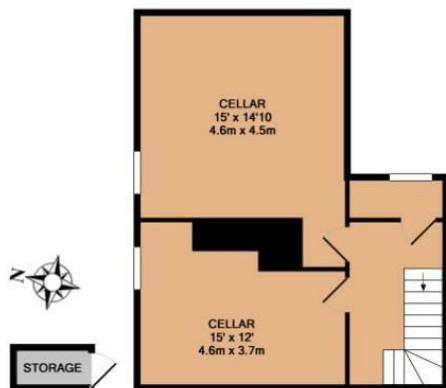
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



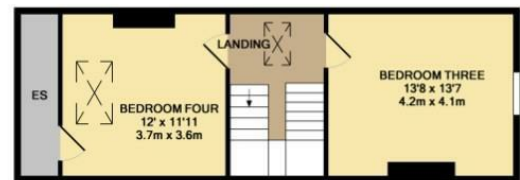
GROUND FLOOR
APPROX. FLOOR
AREA 675 SQ.FT.
(62.7 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 660 SQ.FT.
(61.3 SQ.M.)



BASEMENT LEVEL
APPROX. FLOOR
AREA 501 SQ.FT.
(46.6 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 416 SQ.FT.
(38.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2252 SQ.FT. (209.3 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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