

Harrison Robinson

Estate Agents



54 Ben Rhydding Road, Ilkley, LS29 8RN

£1,450,000

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GROUND FLOOR

Reception Hallway

Stone steps leads to a contemporary, glazed reception hallway with high gloss ceramic flooring, an ideal spot to welcome friends and family alike.

Living Dining Kitchen

38'1" x 14'11" (11.63m x 4.57m)

One enters the true-heart of this family home - a most spacious, open plan living area fitted with a taupe matt kitchen incorporating a large centre island with a breakfast bar having a contrasting Corian worksurface with inset steel sink and chrome mixer tap plus boiling water tap. Integrated appliances include a black ceramic induction-hob with stainless-steel extractor over, wall mounted Siemens single oven and Siemens combined oven/microwave. Dishwasher and separate large fridge and freezer. There is ample space for a dining table in-front of sliding bi-fold glass doors opening onto a south facing patio. Continuation of the ceramic flooring, benefiting from underfloor heating. Ones' eyes are drawn to the open tread timber and glass return staircase which is framed by the wall of glazing to the front elevation allowing the natural light to flood in and affording Wharfe Valley views.

Sitting Room

13'10" x 13'5" (4.24m x 4.11m)

A charming open plan sitting room with solid oak timber flooring creates further flexibility to this living space having floor to ceiling glazing to the rear elevation and French doors opening to the outdoor seating area.

Study/Home Office

9'10" x 9'9" (3.02m x 2.98m)

A useful study/home office with window overlooking the front garden with Wharfe Valley views. A useful space to get away from it all and get some work done. Wooden flooring, downlighting and radiator.

Cloakroom

Cloakroom with modern style W.C with concealed cistern and ceramic vanity washbasin with chrome monobloc tap. Tiling to the walls and flooring. Window with obscure glazing to the front elevation.

Utility

Utility room fitted with wall and base units with space for a washing machine and drier. Window and door to the rear, south facing elevation. Continuation of the Tiled flooring and downlighting.

Second Cloakroom

A second stylish, cloakroom with modern style W.C with concealed cistern and ceramic vanity washbasin with chrome monobloc tap. Tiling to the walls and flooring. Window with obscure glazing to the rear elevation.

Lounge

16'0" x 15'1" (4.88m x 4.62m)

Glazed timber French doors open to a good-sized sitting room. Triple aspect with windows to the front and side elevations allowing natural light to flood in and French doors to the outside seating area. Solid oak flooring and built-in T.V. This is a lovely room in which to relax and cosy up in the winter.

Private Gym

15'10" x 12'7" (4.83m x 3.86m)

From the kitchen a door opens into a private gym with solid oak flooring, downlighting, inset ceiling speakers and TV point. This is a really useful and spacious home gym now many of us are working out at home.

Integral Garage

17'11" x 12'0" (5.48m x 3.66m)

This is a truly spacious, single garage with power roller door to the front elevation. A large loft area with drop down ladder houses the boiler and affords useful storage. There is ample space for a large car as well as all the usual family paraphernalia.

FIRST FLOOR

Landing

An open tread timber and glass return staircase leads to the first-floor landing, flooded with natural light from the glazed front aspect.

Master Bedroom

14'11" x 11'6" (4.57m x 3.51m)

One enters a truly spacious master bedroom, an absolute haven of peace and calm affording ample room for a super-king size bed. Large windows overlook Ilkley moor with stunning, uninterrupted views to the Cow and Calf rocks. Solid oak floor flooring and radiator. Downlighting and inset ceiling speakers.

En-Suite Bathroom

11'1" x 9'8" (3.40m x 2.95m)

Fitted with a large, free standing deep fill bath with central mounted mixer tap and hand shower. Twin vanity basins basin with mixer taps and a low-level w/c. with concealed cistern, large walk-in shower with glazed screen, tiling to the walls and flooring. Downlighting and ceiling speakers, wall mounted integrated T.V.

Walk-in Dressing Room

10'5" x 8'5" (3.18m x 2.57m)

Spacious walk-in dressing area with ample hanging and storage space. Solid oak flooring and Velux roof-lights affording ample natural light.

Bedroom Two

15'3" x 11'5" (4.67m x 3.48m)

A great-sized, double bedroom. Windows to the rear elevation afford stunning, long-distance views to Ilkley moor. Ample space for a double bed and separate study area.

En-Suite Shower Room

A couple of steps lead down to a stylish shower room with quadrant thermostatic shower, basin and low-level w/c. Downlighting, Chrome ladder radiator and Velux window.

Bedroom Three

18'11" x 12'10" (5.79m x 3.92m)

Again, a further great-sized, double room with ample space for a double bed, desk and chill out area. Carpeted flooring. A large window again affords the stunning views across the valley. Three Velux roof lights.

House Bathroom

A contemporary bathroom fitted with a deep fill bath with central mixer tap and having stylish, grey tiling to the splashback. Vanity wash basin with chrome monobloc tap and low-level w/c. Inset roof window. Large, separate walk-through shower with glazed screen and drench shower. Fully tiled to the walls and flooring. Downlighting and chrome radiator.

Bedroom Four

16'8" x 10'9" (5.10m x 3.30m)

A further double bedroom with carpeted flooring and the windows again affording stunning long-distance views to the side elevation. Ample space for a double bed and wardrobe. Downlighting and designer radiator.

Bedroom Five

15'2" x 10'2" (4.63m x 3.10m)

Last but not least, no-one draws the short straw another great sized double room, having carpeted flooring and window to the front elevation affording wonderful views. Downlighting and designer radiator.

House Shower Room

A further contemporary shower room fully tiled to the walls and flooring, walk through drench shower with glazed screen, stylish vanity basin with chrome monobloc tap and low level w.c. downlighting and chrome radiator. Window to the front elevation with obscure glazing.

OUTSIDE

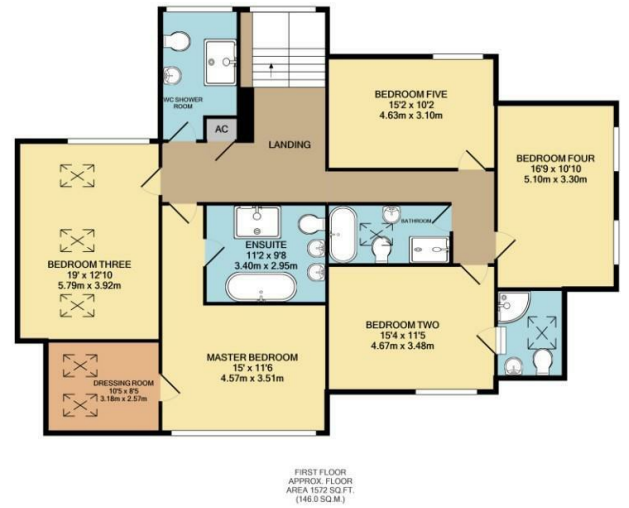
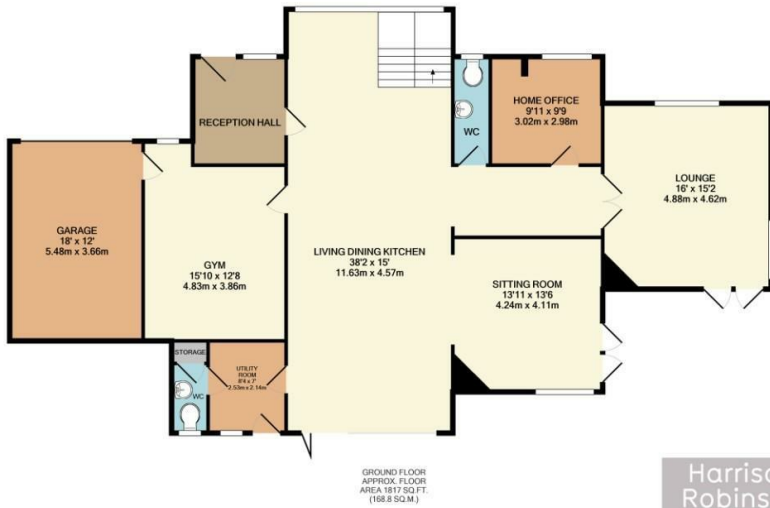
Driveway Parking

The property is set well back and above the road level, where a broad sweeping driveway leads to the single garage and allows parking for several cars.

Gardens

The property benefits from good sized areas of lawned garden to the front and south facing rear with tall hedging and mature planting affording a great degree of privacy. To the south facing rear one benefits from areas of lawn and patio on which to sit and relax or enjoy al-fresco entertaining. A covered external seating area is ideal for relaxing in the afternoon and evening sun.





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TOTAL APPROX. FLOOR AREA 3389 SQ.FT. (314.8 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	77	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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