

# Harrison Robinson

Estate Agents



**Staveley, 47 Grove Road, Ilkley, LS29 9PQ**

**£1,295,000**

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# Staveley, 47 Grove Road, Ilkley, LS29 9PQ

## £1,295,000



### GROUND FLOOR

External covered stone porch with terracotta tiling.

### Entrance Porch

A large, newly painted, solid timber door opens into a mosaic tiled entrance porch with deep skirtings and dado rail. A beautiful inner timber and decorative stained glass door opens into an impressive reception hall.

### Reception Hall

A beautiful reception hall with walnut parquet flooring, wooden panelling, coving and deep skirting. Original doors open into the drawing room, sitting room, dining kitchen and brand new cloakroom. A return staircase with carved original balustrade leads up to the first floor landing.

### Drawing Room

18'4" x 12'8" (5.59 x 3.88)

A lovely, spacious sitting room with stained glass panelled bay window with window seat and brand new, cafe style shutters, overlooking the front garden and with far-reaching views. Open working fireplace with decorative tiles and black tiled hearth. Original, decorative ceiling plaster moulding, deep skirting and picture rails. This is a fabulous room in which to snuggle up in front of the fire on a cold evening.

### Sitting Room

14'11" x 14'9" (4.55 x 4.52)

A stunning, dual aspect sitting room with corner, bay, stained glass panelled window. A timber and marble fireplace housing a coal effect, gas fire is set in a recessed archway. Stunning, original ceiling plaster moulding, deep skirting and picture rails. Recessed, glass display cupboard. This is a lovely, second reception room in which to relax or entertain.

### Dining Kitchen

12'9" x 11'11" (3.89 x 3.64)

A well proportioned, dual aspect dining kitchen, fitted with a range of solid wood base and wall units, solid wooden work surfaces and upstands and white tiling. Appliances include Bosch under counter fridge, Bosch dishwasher, and a recently installed, Everhot electric range with double oven, hotplates and induction hobs. One and a half bowl ceramic sink with chrome mixer taps beneath a window overlooking the rear garden. Tile effect vinyl flooring, creel and working, original servants bell board.

### Utility Room

7'6" x 6'0" (2.31 x 1.84)

A good sized utility room with Miele washing machine and Miele condenser dryer, solid wood cupboard, laminate work surface with stainless steel sink and chrome mixer tap and tiled splash back. Wall shelf and window to side elevation. A sliding door opens into a useful boot room which also houses a recently installed, Worcester central heating boiler. A half glazed door leads to the rear porch and newly fitted, external composite stable door with obscure glazed panel, leading in turn to the rear garden.

### Cloakroom

With newly installed, contemporary styled, low level W.C. and wall hung hand basin with feature tiled splashback and black mixer tap. Obscure glazed, stained glass leaded window with newly fitted, cafe style shutters. Original painted, wooden floor.

### LOWER GROUND FLOOR

### Laundry Room And Pantry

11'5" x 9'8" (3.48 x 2.95)

Steps lead down to a most useful, large basement with ample storage space and shelving. A good sized room with central heating radiator and double glazed window, cupboards and work surface is currently used as a laundry room with provision for a washing machine to be plumbed in.

### FIRST FLOOR

### Landing

A return staircase with original carved wooden balustrade and decorative stained glass leaded window leads up to the first floor landing. From the half landing doors open into a bathroom and double bedroom to the rear. From the first floor landing, doors open to two further generously proportioned double bedrooms and a further, spacious bathroom. A return staircase leads to the second floor landing.

### Bedroom One

16'6" x 11'10" (5.03 x 3.63)

A large double bedroom with front and corner bay windows with stained glass leaded panels, affording wonderful views. Original cast iron fireplace, coving, deep skirting and picture rail.

### Bedroom Two

15'8" x 12'8" (4.80 x 3.88)

A spacious, dual aspect double bedroom with attractive, original, white timber fireplace with coloured tiles. High quality, solid wood cabinetry and shelving. Fitted recessed wardrobe/cupboard.

### Bedroom Three

12'9" x 11'11" (3.89 x 3.64)

A beautiful double bedroom overlooking the rear garden. Cast iron fireplace, fitted, solid wood, double wardrobes and wall panelling, recessed cupboard.

### Bathroom One

A generously proportioned three-piece bathroom with bath with thermostatic shower and folding screen, large, traditional style hand basin with washstand and low level W.C. Obscure glazed, stained glass panel windows with beautiful, newly fitted Roman blinds.

## Bathroom Two

A four-piece bathroom with double, walk-in shower, bath, hand basin with washstand and low level W.C. Obscure glazed windows to side and rear with beautiful, newly fitted Roman blinds.

## SECOND FLOOR

### Landing

A return staircase with leaded window to the rear and wooden balustrade leads to a double bedroom to the rear and a boarded box room, housing the hot water cylinder and providing storage. A further few stairs lead to a lovely landing with a glazed door leading out to a small balcony to the front of the property and to bedrooms five and six.

### Bedroom Four

14'7" x 10'7" (4.45 x 3.23)

A double bedroom with solid wood fitted wardrobes and charming, fitted cabin bed. Original, pretty cast iron fireplace, hand basin set in a wooden unit. Window to rear overlooking the garden.

### Bedroom Five

15'1" x 8'5" (4.62 x 2.59)

A newly decorated, double bedroom with solid wood fitted wardrobes, original, cast iron fireplace and window to rear.

### Bedroom Six

12'9" x 6'3" and 8'10" x 7'2" (3.89 x 1.91 and 2.7 x 2.2)

A versatile single bedroom with double glazed window to side elevation and a separate study area with fitted shelving and desk, solid wood wardrobes and window to front looking onto Grove Road and beyond.

## OUTSIDE

## Garden

Staveley occupies a substantial plot, enjoying an elevated position on Grove Road. A wrought iron gate opens to a paved pathway with electric lighting, leading up to the property via a second, newly fitted, black metal gate. To the front elevation there is a beautiful landscaped, tiered garden with lovely paved paths, boxed hedge borders and topiary, an abundance of mature trees, shrubs and plants and a Japanese Zen garden with a small pond and arbour. To the rear is a private, south facing garden with spacious paved patios, a rockery, Italian water feature, newly created decked area, perfect for a hot tub, and newly fitted, black metal gate. Outside tap and electric supply, security lights and log store. Stone steps lead up to the driveway and separate double garage.

## Garage And Parking

A separate double, stone built garage with electric up and over door, security light, water and power supplies and shelving. Two windows to side elevation and a rear door, leading to further log and coal stores. Parking in front of the garage and a driveway with beech and privet hedging leading to Parish Ghyll Drive with newly installed double gates.

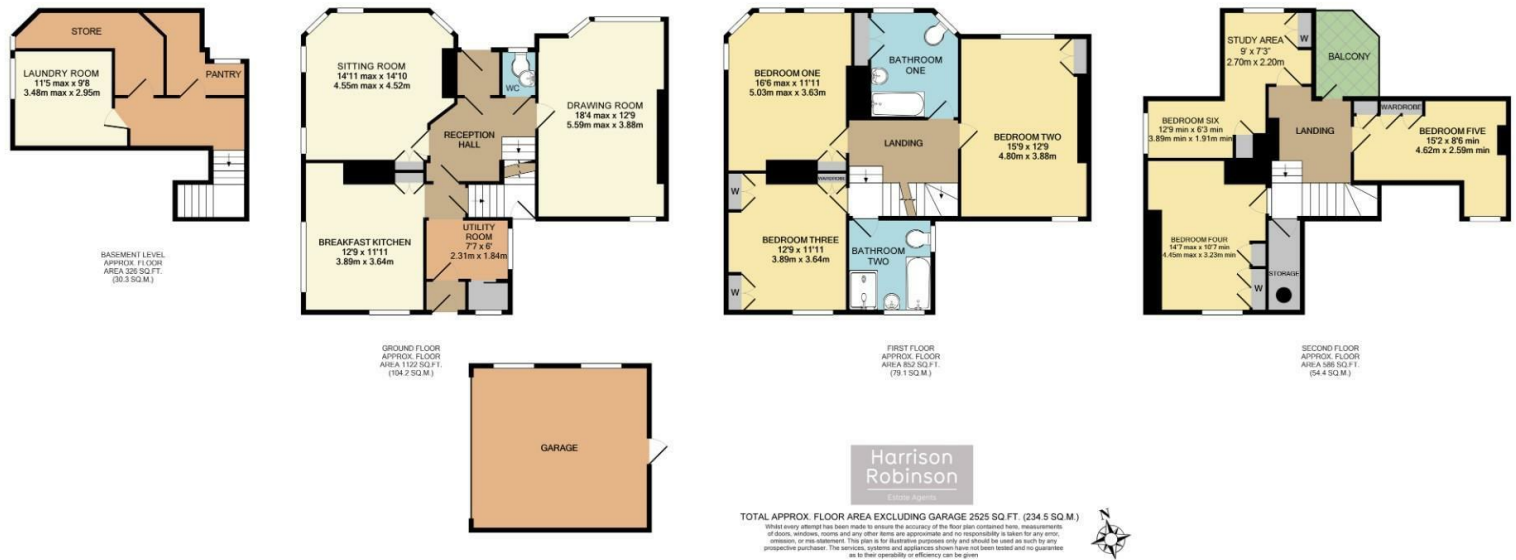
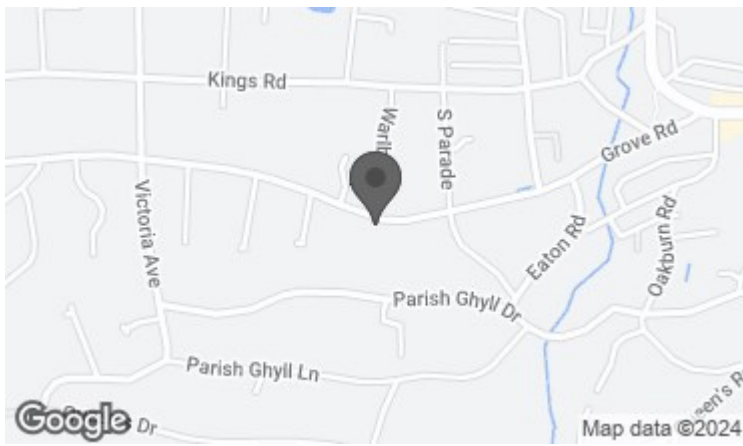
## UTILITES AND SERVICES

The property benefits from mains gas, electricity and drainage.

There is Superfast Fibre Broadband available to this property.

Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) <b>A</b>	84	(92 plus) <b>A</b>	84
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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