

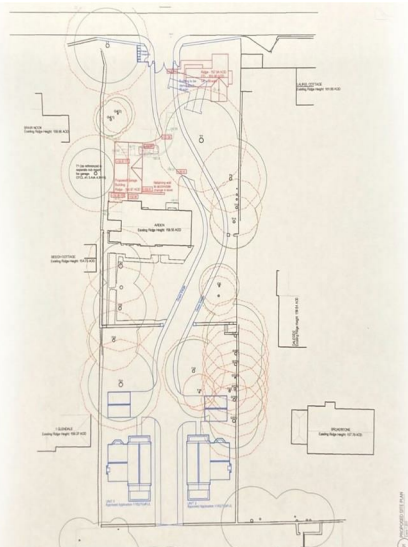
Harrison Robinson

Estate Agents



Arden Gilstead Lane, Bingley, BD16 3LN

£1,850,000



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GROUND FLOOR

Reception Hall

One enters this charming, stone built property through a grand, carved, stone porch having a date stamp for 1933 over. A glazed door with wrought-iron detail leads into the spacious hallway with access to the principal south facing rooms. A most charming, 'arts and crafts' staircase with wrought-iron balustrading leads to the first floor with feature stone mullioned, leaded window to the half landing.

Drawing Room

21'5" x 14'0" (6.53 x 4.27)

A room of wonderful proportions. A wall of stone mullioned, leaded windows allows the natural light to flood in and affords delightful views over the garden. To the other wall, one finds a large, open fireplace having a superb, carved stone surround and hearth. A large grate allows for an open fire - ideal for those cold winter days.

Dining Room

17'10" x 13'6" (5.44 x 4.14)

A further wonderful reception room, which lends itself perfectly to entertaining and one can imagine many happy times spent here with friends and family. Again a large, stone mullioned window with leaded lights and original carved stone surround fireplace with open fire sets the scene.

Breakfast Kitchen

16'2" x 11'10" (4.95 x 3.63)

Clive Christian bespoke designed, fully-fitted, hand made kitchen, benefitting from a large, stainless-steel electric range cooker, integrated dishwasher and large double width fridge/freezer and glazed glass cabinet. A double Belfast sink resides under a stone mullioned, leaded window. Limestone floor tiling with underfloor heating. French doors open onto a Yorkshire stone flagged terrace and south facing garden.

Family Room

11'10" x 10'4" (3.61 x 3.15)

A useful family room affords further family flexibility and benefits from a Workstation and ample storage. Stone mullioned window.

Utility Room

Off the kitchen is a separate matching utility room with space and plumbing for a separate washer and drier with large pantry unit / Boot room. A double Belfast sink has pride of place under a stone mullioned, leaded window. Limestone floor tiling. A solid oak door gives external access to the side elevation.

Study

10'2" x 6'0" (3.10 x 1.83)

A great place in which to get away from it all and get some work done. Stylish, bespoke fitted oak study furniture and wall panelling all in place with the stone mullioned, leaded window and carved stone fireplace and hearth with feature free-standing grate.

Cloakroom

Fitted with a traditional style W.C. and washbasin. Painted tongue & groove panelling to dado height, a stone mullioned, leaded window, extractor and striped oak flooring.

FIRST FLOOR

Master Bedroom

18'7" x 14'2" (5.67 x 4.34)

One enters this spacious, dual aspect room with light flooding in through the south facing, stone mullioned, leaded window. Superb, original, solid oak 'linen fold style' fitted wardrobes afford ample storage.

Potential En-Suite/Dressing Room

12'5" x 9'6" (3.81 x 2.90)

The master bedroom is open to a spacious dressing room, which could be converted into a spacious en-suite should one desire.

Bedroom Two

13'5" x 13'3" (4.11 x 4.06)

A further generous, double bedroom with stone mullioned, leaded window.

Ensuite Shower Room

Contemporary, fully marble tiled shower room comprising a walk

in wet room style shower with fitted glazed shower screen and drench shower head. Low-level W.C. and pedestal basin with monobloc chrome tap. Duel fuel Towel Radiator and underfloor electric heating.

Bedroom Three

13'8" x 11'6" (4.17 x 3.51)

A further good-sized, double bedroom with south facing, leaded window to the rear elevation.

Bedroom Four

12'4" x 12'0" (3.78 x 3.66)

Matching bedroom three, this bedroom is a good-sized double with south facing window.

Bathroom

The fully marble tiled house bathroom is of a good size comprising a panel bath, low-level W.C. and vanity style, ceramic basin. A walk-in style, wet room with glazed screen, wall mounted fittings and drench shower head complete the picture. Three windows and chrome, two duel fuel heated towel radiator and underfloor electric heating.

OUTSIDE

Garage

27'1" x 21'1" (8.28 x 6.45)

The existing garage is to be demolished with the opportunity to create a replacement garage extension to the main house subject to further planning.

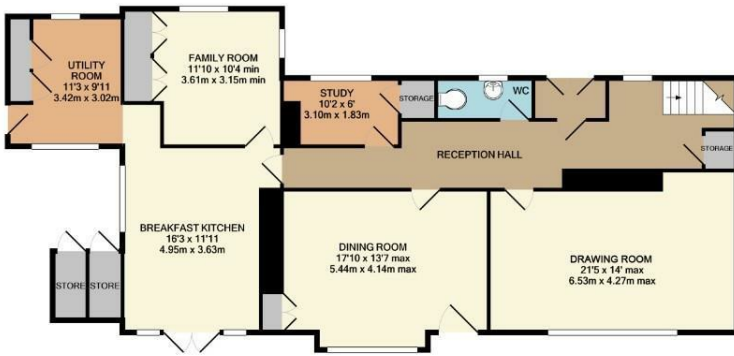
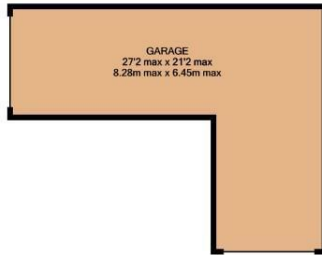
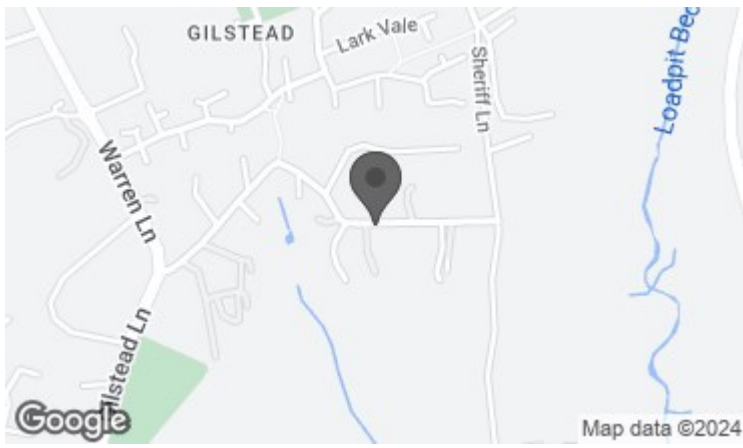
Garden

The property is accessed from Gilstead Lane through electric entrance gates, where the driveway leads to the front of the main house with surrounding mature gardens and plentiful parking. To the rear of the property part of the original, south facing garden will be retained.

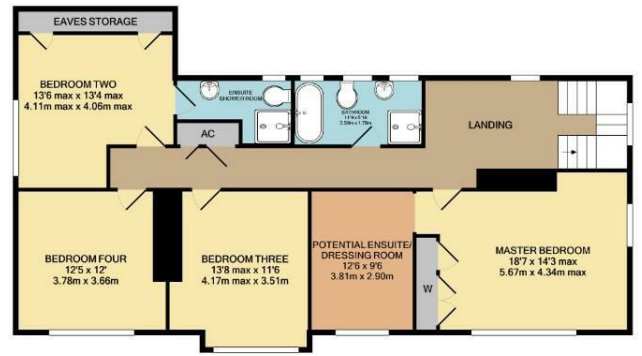
UTILITIES & SERVICES

The property benefits from mains gas, electricity and drainage. There is Super Fast Fibre broadband available to the property. Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.





GROUND FLOOR
APPROX. FLOOR
AREA 1746 SQ.FT.
(162.2 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 1234 SQ.FT.
(114.8 SQ.M.)

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TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 2980 SQ.FT. (276.8 SQ.M.)
While every attempt has been made to ensure the accuracy of the floor plan contained herein, 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	73	54

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
Not environmentally friendly - higher CO ₂ emissions			
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.