

Harrison Robinson

Estate Agents



Reiver House, 32 Alexandra Crescent, Ilkley, LS29 9ER

£895,000

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GROUND FLOOR

Hall

Stone steps with wrought iron railings lead up to a smart, composite entrance door with attractive, frosted transom light over heralding one's arrival at Reiver House. This opens into a charming hallway with exposed floorboards, deep skirtings and cornicing. Wooden doors lead into the lounge and dining room and an original archway leads into a separate study. A beautiful, wide, return wooden staircase with original timber balustrade leads up to the first floor landing. Radiator. This is a wonderful environment in which to greet guests.

Lounge

18'4" max x 14'4" (5.61 max x 4.39)

A wonderful sitting room to the front of the property with a magnificent, double-glazed, UPVC, sash, bay window, overlooking the front garden and offering stunning views towards the park and Middleton beyond. An attractive, timber fire surround houses a Victorian style cast iron fire with an open fire and a tiled hearth, creating a fabulous, focal point. Alcoves to both sides of the fire, exposed floorboards, TV point and radiator. Deep cornicing and ceiling rose are further delightful features.

Dining Room

15'3" x 13'6" (4.65 x 4.12)

Double doors with three-quarter glazing and two matching glazed side panels open from the lounge into a most spacious and well-proportioned formal dining room, creating the flexibility of combining these two fabulous reception rooms into one space - perfect for entertaining. A large double-glazed window overlooks the rear garden. An original, stone lintel above the fireplace is a lovely feature. Deep cornicing, ceiling rose, traditional style radiator and continuation of the stripped flooring. A separate door gives access to the hallway. One can imagine many happy mealtimes here with family and friends.

Study

16'2" max x 9'3" (4.93 max x 2.84)

An archway from the hallway gives access to a most useful, dual aspect study/home office with a bespoke fitted range of timber desks, cupboards and shelving. French doors lead out onto a raised balcony, affording south facing views up to Ilkley Moor. Two side windows enhance the bright atmosphere. Carpeting and radiator.

W/C

Fitted with a high level traditional style w/c and a pedestal washbasin with white tiled splashback and mosaic accent tiles. A double-glazed window allows for ample natural light. Carpet and extractor.

LOWER GROUND FLOOR

Living Dining Kitchen

30'4" x 20'8" max (9.25 x 6.32 max)

A flight of original stone stairs (with understairs storage cupboard) leads down to the true heart of this family home, an incredibly spacious and yet cosy through room fitted with a range of cream 'Shaker style' base and wall units with stainless steel handles and granite work surfaces and upstands incorporating a breakfast bar with wooden cupboards beneath housing an inset stainless steel sink and spray chrome tap. A full complement of high quality, integral appliances include a large, Falcon range oven with charming, tiled splashback denoting various herbs, housed in an original Yorkshire stone fire surround and Bosch dishwasher. An Inset Belfast sink with chrome, mixer tap and separate hot water tap sits within a solid wood work surface beneath a window allowing ample natural light. Space for a fridge/freezer. Original floor to ceiling cupboards enhance the fantastic storage on offer. Stunning, original, stone flooring with underfloor heating throughout. Ample room for a family dining table. To the lounge area one finds a

charming, cast iron, multi-fuel stove set within an original stone surround. Double-glazed French doors open into the front garden. Mood lighting and under pelmet lighting. TV point, Bose speakers to the ceiling and further double-glazed window to the front elevation. A long stone shelf is a further wonderful, original feature. This is a fabulous space for entertaining and one can imagine many happy, cosy times spent with family and friends here. A rear hallway with space to hang coats has a timber entrance door with three glazed panels opening into the rear courtyard garden.

Utility Room

11'0" x 4'7" (3.36 x 1.40)

A great-sized utility room with space for a washing machine, a tumble drier and two further under counter appliances such as a freezer and fridge. Laminate work surface and stainless-steel sink and drainer with monobloc tap. Original stone floor.

Store

10'2" min x 10'2" (3.10 min x 3.10)

A fantastic space - fully tanked out and therefore a great area in which to store items, aided by the original stone shelves. Housing the Vaillant boiler and pressurised water cylinder. Original stone floor with underfloor heating. Three double-glazed windows allow for ample natural light.

W/C

A charming, original door opens into a useful w/c fitted with a traditional style suite incorporating a corner washbasin with white splashback tiling with attractive mosaic accent tiles and a low-level w/c. Continuation of the original, stone floor with underfloor heating and extractor.

FIRST FLOOR

Landing

The beautiful, original staircase with carpet runner leads up to a carpeted half landing from which one accesses the bathroom. A few stairs continue up to the principal landing from which doors lead to two double bedrooms and a single bedroom in addition to a staircase leading up to the second floor. Cornicing, carpeting and radiator. A stunning, original, stained glass window draws the eye.

Bathroom

This is most spacious, light and airy house bathroom comprising a traditional style roll top, claw foot bath, twin pedestal wash basins, a large walk-in, fully tiled, mains thermostatic, jet shower and low-level w/c. Traditional style taps. Half-tile to the walls in neutral tiles with attractive, mosaic accent tiles. Traditional style towel radiator and further contemporary, chrome, ladder radiator. Karndean flooring, downlighting and speakers in the ceiling so you can enjoy your favourite music whilst showering or relaxing in the bath. A Velux window and a large, double-glazed window with part opaque glazing (the upper part not obscuring the stunning moorland view) plus a further double-glazed, opaque window make for a bright and airy space.

Bedroom One

14'11" x 12'3" (4.57 x 3.74)

A most generous, double bedroom to the front elevation benefitting from stunning views over towards the Riverside Gardens and Middleton through a double-glazed, sash style window. Carpeted flooring, TV point and radiator. Fitted furniture includes wardrobes, bedside tables and wall cupboards.

Guest Bedroom

13'3" max x 12'9" (4.06 max x 3.89)

A great-sized, double room to the rear elevation - ideal for guests with the benefit of an en-suite shower room. A large, double-glazed, south facing window allows the light to flood in and affords a delightful view of Ilkley Moor. Storage cupboard, carpeting and radiator.

En-Suite Shower Room

A modern en-suite shower room comprising of a fully tiled shower cubicle with mains thermostatic shower and glazed door, a pedestal washbasin with traditional style taps and a few steps lead down to a low-level w/c. Double-glazed window with opaque glazing, Karndean flooring, downlighting, chrome, ladder, towel radiator and extractor fan. Neutral wall tiles with attractive, mosaic accent tiling.

Bedroom Three

11'2" x 6'11" (3.42 x 2.13)

A generous, single bedroom to the front elevation, benefitting once more from the delightful views over the park and across the valley towards Middleton. Carpeting and radiator.

SECOND FLOOR

Bedroom Four

15'3" x 10'0" min (4.67 x 3.05 min)

This is a fantastic, versatile room, which could be utilised as a bedroom, however also makes a great chilling out, lounge space for any lucky teenagers or young adults occupying this spacious second floor. A dormer window affords a breathtaking view toward Ilkley Moor and allows the natural light to flood in enhanced by a further Velux window. Carpeting and radiator.

Bedroom Five

14'7" x 10'2" (4.45 x 3.10)

A great-sized, double bedroom benefitting from a dormer window to the front elevation with views over the park and towards Middleton. Carpeting, radiator and TV point.

Bedroom Six

14'9" x 9'3" (4.50 x 2.84)

Not to be outdone, an almost identical bedroom to bedroom five - a spacious, double enjoying plenty of natural light through the dormer window. Carpeting and radiator. Loft access.

Bathroom

Wow - yet another fantastic bathroom! Most spacious and consisting of a four piece

modern suite with the centrepiece being the freestanding, roll top bath with floor mounted taps and hand-held shower attachment. Steps lead up to a large, walk-in shower, fully tiled with a glazed screen. Pedestal washbasin and low-level w/c. Karndean flooring, downlighting and traditional style towel radiator. A dormer window allows the light to flood in.

Gardens

To the front of the property one finds a small area of lawn with stone steps leading up to the entrance door with another set of steps leading down to a patio area providing access through French doors to the living dining kitchen. Across the gravelled access lane one finds a further fabulous patio and lawn - a wonderful spot to sit and relax, enjoying the delightful view over the Riverside Park and towards Middleton. To the rear elevation on Alexandra Crescent, a timber gate opens into the rear garden, which consists of some level lawn and a patio beneath a pergola - a fantastic environment in which to entertain family and friends. An original kitchen stone sink has the benefit of hot and cold water so a great spot to clean down the family dog following a muddy walk in the surrounding countryside! Tall fencing maintains privacy.

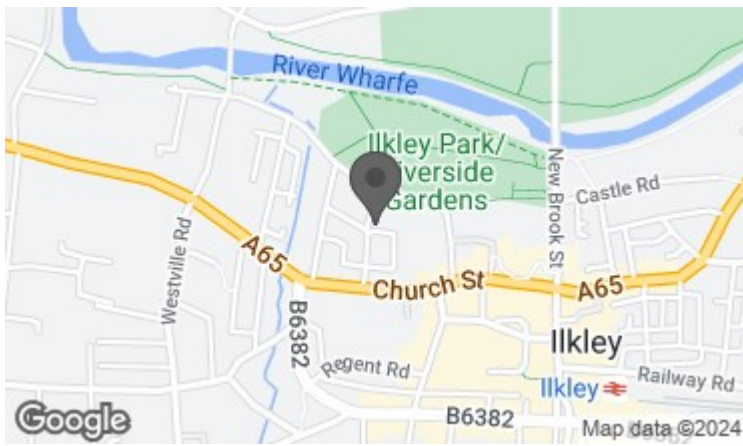
Parking

Parking is extremely well catered for as there are three parking spaces at the property with an EV Charging point to the front of the property and there are also permits for up to four vehicles, three resident and one visitor.

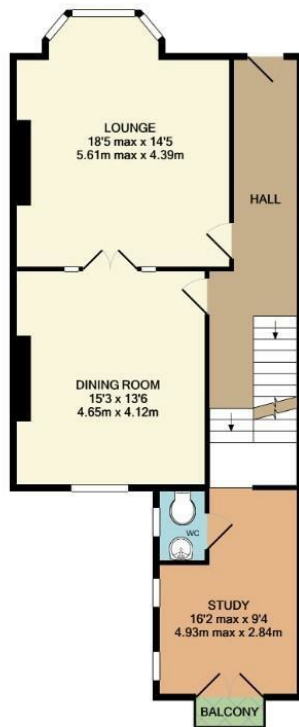
Utilities & Services

The property benefits from mains gas, electricity and drainage. Please visit the mobile and Broadband Ofcom website to check broadband speeds and mobile 'phone coverage





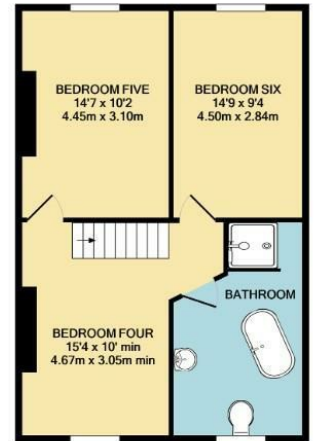
LOWER GROUND FLOOR
APPROX. FLOOR
AREA 756 SQ.FT.
(70.2 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 756 SQ.FT.
(70.2 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 734 SQ.FT.
(68.2 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 587 SQ.FT.
(54.6 SQ.M.)

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TOTAL APPROX. FLOOR AREA 2833 SQ.FT. (263.1 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
76	80

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

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions
 (81 plus) A
 (69-80) B
 (55-68) C
 (39-54) D
 (21-38) E
 (1-20) F
 (1-20) G
 Not environmentally friendly - higher CO₂ 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.

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