

# Harrison Robinson

Estate Agents



6 College Drive, Ilkley, LS29 9TY

£699,950

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## GROUND FLOOR

### Entrance Hall

A composite door with decorative glazed panels opens into a welcoming hallway. Tiled flooring, radiator, doors open into a cloakroom, single garage, useful storage cupboard and lounge. A carpeted staircase with white balustrading leads down to the lower ground floor and up to the first floor landing.

### Lounge

18'4" x 16'8" (5.6 x 5.1)

A beautifully presented, spacious lounge with bay window to the rear enjoying a lovely leafy aspect. Stone fireplace housing a coal effect gas fire, carpeted flooring, radiator.

### WC / Cloakroom

With low level w/c and pedestal handbasin with chrome mixer tap and tiled splashback. Tiled flooring, obscure double glazed window, extractor.

### Garage

21'11" x 8'2" (6.7 x 2.5)

A single garage with up and over door, power and lighting providing ample storage.

## LOWER GROUND FLOOR

### Hall

A return, carpeted staircase with white balustrading leads down to the lower ground floor hallway. Doors open into the beautiful, recently fitted dining kitchen, bedroom four/family room, a shower room and utility room. Tiled flooring, radiator, room for an item of furniture. There is further storage in a deep understairs cupboard.

### Dining Kitchen

18'4" x 16'8" (5.6 x 5.1)

Wow! The real hub of this home is the beautifully presented dining kitchen, a most sociable room with a half glazed, uPVC door leading out to the rear garden bringing the outside in in warmer months. Smartly presented, fitted with a range of cashmere, high gloss base and wall units with Quartz

worksurfaces and splashbacks incorporating a central island with attractive, pendant lighting providing a spot to sit and enjoy a coffee and a chat. Integral appliances include two, eye-level, electric ovens, induction hob with extractor over, fridge freezer and dishwasher. A one and half bowl stainless steel sink with chrome, mixer tap sits beneath a double glazed window overlooking the garden. Laminate flooring, downlighting, there is ample room for a family dining table and one can imagine many happy times with family and friends here.

### Bedroom Four / Family Room

16'8" x 11'9" (5.1 x 3.6)

A great sized double bedroom/family room to the front elevation with double glazed window, carpeted flooring and radiator. This is a most flexible space which could be a snug, games room, play room or home office.

### Utility Room

6'6" x 5'2" (2.0 x 1.6)

With cashmere, high gloss base and wall units with stainless steel handles, marble effect, laminate worksurface and tiled splashbacks. With space and plumbing for a washing machine and tumble dryer.

### WC/Shower Room

With low level w/c, pedestal handbasin with chrome mixer tap and shower cubicle with thermostatic shower, folding glazed screen and white wall tiling. Complementary floor tiles, extractor.

## FIRST FLOOR

### Landing

A return carpeted staircase with white, timber balustrading leads up from the hallway to the first floor landing. Doors open into three bedrooms, the master having an en suite shower room, and the house bathroom. A hatch gives access to a part boarded loft space providing great storage.

### Master Bedroom

18'8" x 16'8" (5.7 x 5.1)

A beautifully presented master bedroom to the rear of the house

with a double glazed bay window in addition to a second window with a green outlook and allowing ample natural light. Carpeted flooring, radiator, ample room for bedroom furniture. Door into:

### En Suite Shower Room

Smartly presented with low level w/c, pedestal hand basin with chrome mixer tap and shower cubicle with thermostatic shower, glazed screen and white wall tiling. Complementary floor tiles, extractor.

### Bedroom Two

12'9" x 8'6" (3.9 x 2.6)

A double bedroom to the front elevation with two, double glazed windows, fitted wardrobes, carpeted flooring and radiator.

### Bedroom Three

9'10" x 7'10" (3.0 x 2.4)

A third, double bedroom to the front of the property with two, double glazed windows, carpeted flooring, radiator and recessed wardrobe.

### Bathroom

A modern, well presented house bathroom with low level w/c, hand basin with chrome mixer tap, panel bath and separate shower cubicle with thermostatic shower and glazed, folding

screen. White wall tiling, complementary floor tiles, downlighting, radiator, extractor.

## OUTSIDE

### Garden

To the front one finds a border and paved pathway leading to the entrance door whilst to the rear there is a delightful garden with an area of level lawn and good sized patio, ideal for al-fresco dining and entertaining. Smart fencing maintains privacy, a wooden gate to the rear leads to a residents' pathway. Border for planting, mature tree. This is a lovely, private garden perfect for family life.

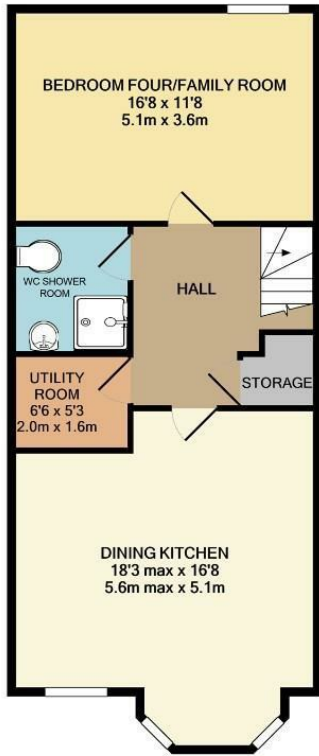
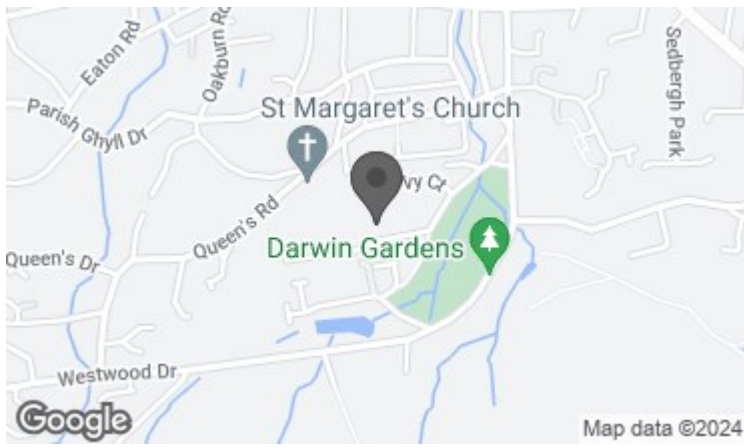
### Driveway Parking

The property is well set back from the road with a block paved driveway providing parking for three vehicles.

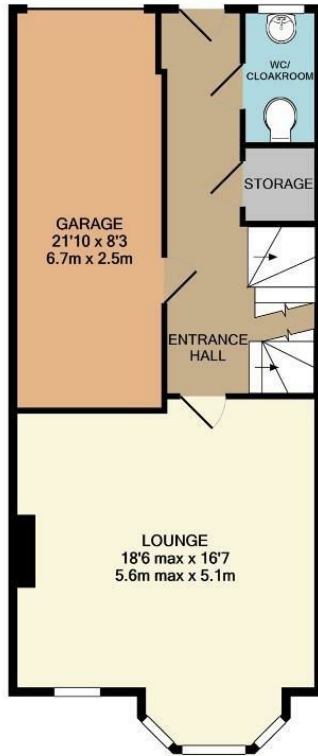
## UTILITIES AND SERVICES

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

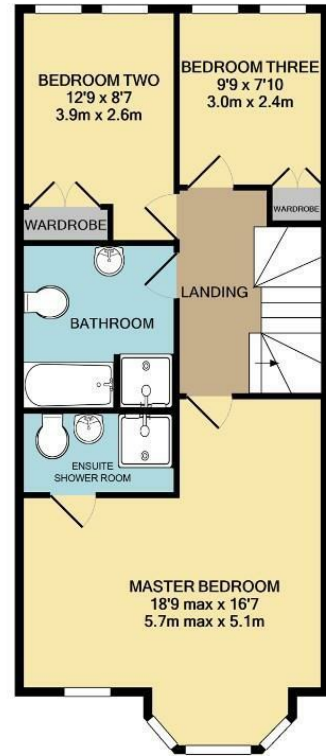




LOWER GROUND FLOOR  
APPROX. FLOOR  
AREA 639 SQ.FT.  
(59.4 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 634 SQ.FT.  
(58.9 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 640 SQ.FT.  
(59.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1913 SQ.FT. (177.7 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	Interest
71	81

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Interest

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