

Harrison Robinson

Estate Agents



Uplands, 31 Villa Road, Bingley, BD16 4EU

£799,950

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GROUND FLOOR

Reception Hall

12'7" x 11'10" (3.84 x 3.61)

One enters the property through a timber entrance door with glazed, opaque panel into the most superb reception hall of generous proportions. One immediately appreciates the charm, character and grandeur evoked in this wonderful, family home. Beautiful, parquet flooring, walnut veneered doors, deep skirtings, cornicing and a lovely, corner fireplace with tiled hearth and open fire are all delightful features. A wide, carpeted staircase with original balustrade leads to the first floor. This is an ideal environment in which to greet guests.

Lounge

20'11" x 16'0" (6.40 x 4.88)

A lovely sitting room of fabulous proportions. One's eyes are drawn to the large, UPVC, double-glazed window with window seat allowing an abundance of natural light to flood in and affording a pleasant, far reaching countryside view. Two additional windows accentuate the bright and airy atmosphere and provide further delightful views. Charming, original features include a stunning, Art Deco, tiled fireplace housing a gas fire, deep cornicing and a Delft rack. Fitted shelves, carpeting, two radiators and TV point.

Dining Room

19'5" x 16'4" (5.92 x 5.00)

A second generous reception room with some delightful, original features including deep cornicing and Delft rack. A lovely, timber framed, double-glazed bay window affords a pleasant view over the front garden and the bright atmosphere is enhanced by a further two windows to the side elevation. An elegant fireplace with black tiled fireback and hearth housing a gas fire is an attractive, focal point. Space for a large dining table and one can imagine many happy times here entertaining friends and family. Carpeting and two radiators.

Utility Room/Butler's Pantry

8'3" x 6'10" (2.54 x 2.09)

A most versatile room, the original 'Butler's pantry' with doors leading into the hallway, dining room and kitchen. It would serve well as a utility room with useful fitted storage cupboards and a stainless-steel sink and drainer in situ. Timber framed, double-glazed window with opaque glazing and carpeting. A door opens onto a staircase leading down to the generous cellar rooms.

Breakfast Kitchen

19'3" x 12'11" (5.89 x 3.96)

A stunning, contemporary breakfast kitchen of generous proportions providing ample space to cook and dine with ease. Fitted with Shaker style, wooden fronted base and wall units in a soft sage colour with stainless-steel handles and complementary quartz work surface and upstands over incorporating an inset stainless-steel one and a half bowl sink and drainer with monobloc tap. A large Nexus range oven with five-burner gas hob and glass splashback with extractor over takes pride of place. Integrated appliances include a Bosch dishwasher, a full-length pantry fridge and a stainless-steel microwave. A large, timber framed, double-glazed window allows the natural light to flood in and enables one to enjoy the delightful garden aspect whilst dining. Attractive, luxury, tile effect, vinyl flooring, under pelmet lighting, two radiators and downlighting. An archway leads into a most useful space with two windows, which could serve as a great boot room area as this then leads to an entrance lobby with space to hang coats and an external timber door with decorative, opaque, glazed panels leading out to the side of the property.

Study

8'2" x 7'10" (2.49 x 2.41)

A most versatile room, currently used as a study, although could be a useful location for a playroom so that parents can keep an eye on the children whilst in the kitchen. A timber framed, double-glazed window provides a lovely aspect over the beautiful, rear garden. Picture rail, carpeting, radiator and TV point.

Sun Room

14'7" x 6'2" (4.46 x 1.88)

Stunning, multi-paned, double doors open into this most charming of spaces - the sun room, an ideal spot to sit and relax with a cup of coffee and a good book. A lovely view of the garden is offered through the UPVC, glazed panels so one can enjoy the garden when the weather is inclement and external access is provided through French doors. Solid wooden floor and room for a small suite.

Cloakroom WC

A charming cloakroom with half-tiled walls and tongue and groove panelling adding character. A useful, large, inset mirror with attractive, decorative border tiles is a lovely feature. A white suite comprises of a pedestal wash basin with traditional style taps and a low-level w/c. Practical, ceramic, tiled floor and radiator. Timber framed, double-glazed window with opaque glazing and space to hang coats.

FIRST FLOOR

Landing

A beautiful, original, return carpeted staircase with wide, shallow tread stairs leads up to a charming half-landing with a large, timber framed, double-glazed window to the side elevation allowing the light to flood in before continuing to the principal landing, another reminder of the stature and space afforded by this delightful, family home. Carpeting, cornicing and radiator. An archway leads through to the linen room with carpeting, a further storage room with laminate flooring and two windows and the house bathroom.

Master Bedroom

18'2" x 13'10" (5.56 x 4.24)

A wonderful Master bedroom of most generous proportions, situated to the front elevation and benefitting from stunning, far reaching countryside views through the UPVC, double-glazed, bay window to the front elevation and a further two timber framed, double-glazed side windows allowing the natural light to flood in. Storage is amply provided in the stylish, soft grey fitted furniture incorporating wardrobes, drawers, dressing table, book shelves and bedside tables with matching headboard. Cornicing, picture rail, carpeting and radiator.

Ensuite Shower Room

8'11" x 8'5" (2.74 x 2.57)

A most spacious en-suite, cleverly serving a Jack and Jill role with a door leading onto the landing. Comprising of a corner shower cubicle with sliding glazed door and mains thermostatic shower, a pedestal wash basin and a low-level w/c. Fully tiled around the shower and half-tiled to the other walls with attractive, mosaic border tiles and complementary tile effect, vinyl flooring. Chrome, ladder, towel radiator, downlighting and extractor fan. A large, timber framed, double-glazed window with opaque glazing allows for ample natural light.

Bedroom Two

16'0" x 14'4" (4.88 x 4.38)

A second double bedroom of excellent proportions affording further delightful, far reaching, countryside views through the large window to the front elevation with the two side windows accentuating the bright atmosphere. An elegant, fireplace with ornate, timber surround is a lovely feature. Useful vanity basin with double cupboard below, fitted wardrobes, cornicing, carpeting and radiator.

Bedroom Three

14'0" x 11'3" (4.27 x 3.45)

Yet another good-sized, double bedroom, this time to the rear elevation with pleasant, leafy views afforded through the dual aspect, timber framed, double-glazed windows. The characterful feel continues with the corninging, picture rail and attractive fireplace. Built in wardrobe and additional, fitted furniture incorporating cupboards and shelving. Carpeting and radiator.

Bathroom

8'11" x 8'2" (2.74 x 2.51)

A most generous, well-appointed, four-piece house bathroom comprising of a white suite to include a deep-fill bath with central mixer tap and hand-held shower attachment, a large walk-in shower cubicle with glazed screen and mains thermostatic shower, a pedestal wash basin and a low-level w/c. Fully tiled in neutral tiles with attractive border around the shower and basin area and half-tiled elsewhere. Complementary tile effect, vinyl flooring. A UPVC, double-glazed window with opaque glazing allows the light to flood in. Chrome, ladder, towel radiator, downlighting and extractor fan.

Linen Cupboard

This room is bound to generate great excitement. Fitted with the floor to ceiling, original linen cupboards, this is an ideal spot to store linen and towels in abundance. There is also room to hang coats. A timber framed, double-glazed window allows for ample natural light. Carpeting.

SECOND FLOOR

Landing

The beautiful staircase wends its way up to the second floor carpeted landing via a further half-landing with UPVC, double -glazed window providing some glorious views.

Bedroom Four

20'0" x 12'7" (6.10 x 3.86)

Yet another most spacious, double bedroom - a teenager's heaven, with ample space for a double bed and a seating area. An original fireplace draws the eye - a lovely, focal point. A large, UPVC double-glazed window affords the most delightful, far reaching countryside view and the bright atmosphere is enhanced by a further small UPVC, double-glazed window. Carpeting, radiator and under eaves storage.

Bedroom Five

12'10" x 8'5" (3.92 x 2.59)

This wonderful, family home just keeps on giving so no-one in the family draws the short straw! The fifth bedroom can also accommodate a double bed if required. Dual aspect UPVC, double-glazed windows allow the light to flood in. Carpeting, radiator and under eaves storage.

WC Shower Room

8'9" x 7'4" (2.69 x 2.26)

A recently fitted, stylish, contemporary shower room serving the two bedrooms on the second floor comprising of a large, walk in shower cubicle with glazed screen and mains thermostatic drench shower with separate hand held shower attachment, a vanity wash basin with monobloc tap and a concealed cistern w/c with push button flush. Large, neutral wall tiles and complementary laminate flooring. Chrome ladder, towel radiator, downlighting and extractor. Under eaves storage cupboard and loft access.

LOWER GROUND FLOOR

Cellar

A suite of rooms with the largest one currently serving as a utility room with a Belfast style sink, space and plumbing for a washing machine and housing the central heating boiler. This fantastic space lends itself to conversion into living space if desired.

OUTSIDE

Garage

20'10" x 16'0" (6.36 x 4.88)

A long driveway leads up to a large, double garage with power and light and provides ample parking.

Garden

The property sits very well on its generous plot enjoying delightful gardens to both aspects. The house is set back from the road with a lawned garden to the front with established borders. The principal gardens lie to the rear, mainly laid to level lawn with two charming, Yorkshire stone patios strategically positioned to catch the sun at different times of day. Mature planting provides colourful interest through the seasons with bushes, shrubs and trees maintaining privacy. This is a wonderful, tranquil environment to enjoy and a secure space for children to play.





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TOTAL APPROX. FLOOR AREA 3564 SQ.FT. (331.1 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan (containing) area, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The 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
52	77

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
 (81-91) 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

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