

# Harrison Robinson

Estate Agents



**2 Middleton Avenue, Ilkley, LS29 0AD**

**Price Guide £865,000**

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### GROUND FLOOR

#### Entrance Hall

A smart composite door with decorative, obscure glazed panels and transom light opens into a most welcoming reception hall. Oak glazed doors open into the lounge, garden room, extended living dining kitchen and cloakroom. A beautiful feature is the stained glass window above the double doors opening into the kitchen. Luxury vinyl floor tiling, traditional style radiator, high ceilings and coving. Downlighting. A return, carpeted staircase with original oak balustrading leads up to the first floor of the property.

#### Lounge

18'0" x 16'8" (5.5 x 5.1)

A generously proportioned, dual aspect sitting room with uPVC double glazed window to the side elevation and large, double glazed bay window to the front of the house. Beautiful wooden flooring, attractive, pebble effect, gas fire in a marble surround. Dado rail, coving, ceiling rose.

#### Garden Room

11'1" x 10'2" (3.4 x 3.1)

A light and airy garden room is a delightful, second reception room. This a lovely, quiet spot to sit and enjoy the view of the garden. Double glazed patio doors lead out to the smartly presented patio area, perfect for al-fresco dining. Carpeted flooring, downlighting.

#### Kitchen

17'8" x 12'9" (5.4 x 3.9)

A beautifully presented kitchen with a range of cream, Shaker style cabinetry with granite worksurfaces and metro tiling to splashbacks. Integral appliances include electric range cooker with five ring gas hob with extractor over, fridge freezer, dishwasher and microwave. Solid timber island with granite worksurface, Belfast style sink with chrome mixer tap. Contemporary styled radiator, luxury vinyl flooring, downlighting. Double glazed patio doors lead out to a shaded garden area with circular patio, ideal for al-fresco dining making this a fantastic entertaining space for family and friends. Open to:

#### Living Dining Area

21'7" x 10'9" (6.6 x 3.3)

Cleverly extended by the current owners to create a lovely, sociable space with ample room for comfortable sofas and chairs and family dining table with double glazed window and bifolding doors giving

access to the garden. Continuation of the luxury vinyl flooring, radiator, high ceilings, coving. One can imagine many happy times with family and friends here.

#### Cloakroom

With low-level w/c and wall hung handbasin with tiled splashback. Continuation of the luxury vinyl flooring, downlighting, extractor. Deep, recessed, under stairs storage cupboard.

### FIRST FLOOR

#### Landing

A wide, carpeted, return staircase with beautiful, original oak handrail and balustrading leads up to the spacious, first floor landing. A double glazed window to the side elevation with beautiful stained glass allows ample natural light and affords a lovely view over fields. Original timber doors open into three, good sized double bedrooms, a three-piece bathroom, a separate shower room and a separate cloakroom/W.C. Carpeted flooring, radiator, coving. A hatch with fitted ladder gives access to the part boarded loft space. Fitted cupboards with shelving provide great storage.

#### Bedroom One

13'9" x 13'5" (4.2 x 4.1)

A beautifully presented, light and airy, dual aspect double bedroom with double glazed windows affording stunning, long distance, countryside views. The original timber fireplace with decorative slips and tiled hearth is an attractive focal feature to this room. Fitted cupboards and shelving, carpeted flooring, radiator, coving.

#### Bedroom Two

13'5" x 12'9" (4.1 x 3.9)

A second, good sized double bedroom to the side elevation with double glazed windows enjoying beautiful, long distance views across the valley. A wide range of smart, fitted furniture incorporating wardrobes, drawers, cupboards and bedside tables providing ample storage. Carpeted flooring and radiator.

#### Bedroom Three

11'5" x 9'6" (3.5 x 2.9)

A dual aspect double bedroom with double glazed windows, again enjoying wonderful long distance Wharfe Valley views. Carpeted flooring, radiator, coving.

#### House Bathroom

A beautifully presented three-piece house bathroom with low-level

w/c, large hand basin with chrome mixer tap set in deep vanity drawers and freestanding slipper bath with central, chrome mixer tap. Neutral wall tiling to half height, ladder style, heated towel rail, obscure, double glazed window to side elevation. Ceiling light, coving, decorative floor tiling.

### Shower Room

Immaculately presented with a shower cubicle with electric shower, attractive wall tiling and folding glazed screen. Ladder style, heated towel rail, complementary floor tiles, ceiling light, extractor. Obscure, double glazed window to side elevation.

### Cloakroom

Beautifully presented with low-level w/c with concealed cistern and handbasin set in a vanity unit with chrome mixer tap. Neutral wall tiling to half height, complementary, attractive floor tiles, ceiling light, extractor, obscure, double glazed window.

## OUTSIDE

### Garden

The property enjoys a delightful, sizable plot with low maintenance, attractive gardens to three elevations and with easy access from the living dining area and the garden room. Beautiful, Indian stone paved areas are ideal for outdoor seating, relaxing and dining, whilst low maintenance shaded areas bound by mature hedging and trees add to the kerb appeal of the property. A spacious decked area with solid timber pagoda is a lovely spot to sit and enjoy a

glass of your favourite tippie. One also finds raised beds and a further, small patio area, the ideal spot to enjoy the sunshine. Affectionately called the 'Pocket Park' by the owners is a large gravelled area with a wide variety of manicured, mature shrubs and trees, perfect for children to play safely and the green fingered amongst you to potter. A separate, shaded garden area to the other side of the property is ideal to enjoy morning and evening sun on the circular patio area with privacy maintained by composite fencing with lights. External lights, outside tap. The whole garden is bound by smart fencing, low stone walling, railings and shrubs, making it a safe and secure environment.

### Double Garage

17'8" x 16'0" (5.4 x 4.9)

With two, up and over doors, double glazed sliding patio doors to the rear and side entrance door providing ample storage. With power and lighting.

### Driveway Parking

Recently widened to provide parking for up to five vehicles, a smart block paved driveway behind solid timber gates. Smart fencing, low stone walling. Two timber gates give access to the garden.

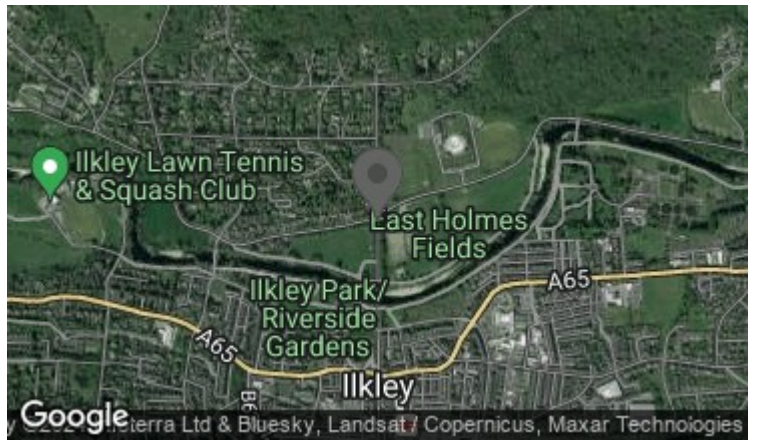
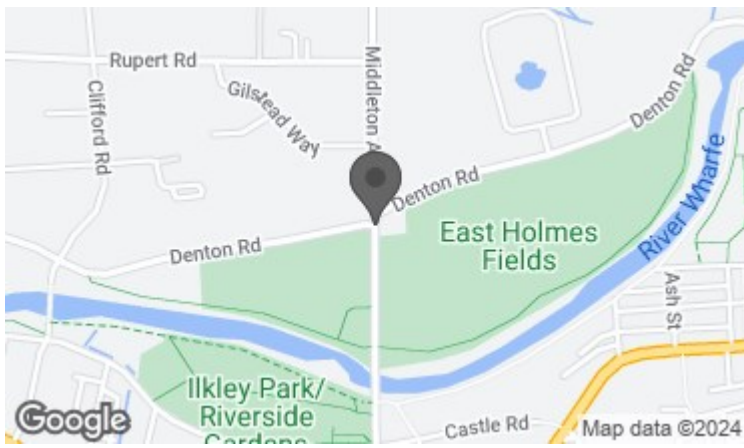
## UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

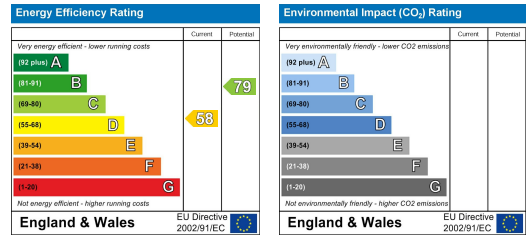
There is shown to be Ultrafast Fibre Broadband available to the property.

Broadband speeds and mobile phone coverage can be found on the Ofcom website.





TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1687 SQ.FT. (156.8 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.



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