

Harrison Robinson

Estate Agents



19 Middleton Avenue, Ilkley, LS29 0AD

Price Guide £1,450,000

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GROUND FLOOR

Entrance Hall

From the driveway a path leads to a covered, half-glazed door opening into a welcoming and spacious entrance hallway, an ideal environment in which to greet friends and family. Solid oak flooring. A generous cloaks cupboard provides useful storage. Half-glazed French doors open into:

Lounge

24'3" x 15'5" (7.4 x 4.7)

A wonderful lounge of excellent proportions and flooded with natural light, benefiting from glazed French doors and windows to both the front and rear elevations, giving access to a charming, private patio to the rear. One's eyes are drawn to the charming feature stone inglenook style fireplace housing a multi-fuel log stove with timber lintel over, which is sure to create a cosy atmosphere on a cold winter's night. The continuation of the oak flooring enhances the contemporary feel. Coving, two radiators and wall lights.

Dining Kitchen

19'8" x 14'1" (6.0 x 4.3)

From the hallway double doors give access to a lovely dining kitchen, fitted with a bespoke range of contemporary, solid oak fronted units and drawers with stunning granite worksurfaces and upstands over incorporating a breakfast bar. Integrated appliances include a fridge/freezer, AEG dishwasher, AEG double stainless-steel oven and five burner AEG stainless-steel gas hob with granite splashback and matching stainless-steel chimney hood and extractor. An inset stainless-steel, double sink with mixer tap sits beneath a window with garden aspects. Ceramic, Porcelanosa tiled flooring. There is ample space for a breakfast table and triple windows overlooking the driveway allow natural light to flood in and afford stunning moorland views. Downlighting, coving and radiator. A further door opens into:

Dining Room

17'8" x 13'1" (5.4 x 4.0)

Open plan to the hallway there is ample space for a large, family table and one can imagine many happy times spent here entertaining friends and family. Continuation of the solid oak flooring. Coving and two radiators. Double-glazed windows to two sides. Glazed French doors open into:

Home Office

13'9" x 9'6" (4.2 x 2.9)

Double doors open into a good-sized, most useful home office, just the spot to get some peace and quiet. Light floods in through the dual aspect windows the south facing window affords a further opportunity to enjoy the fabulous views of Ilkley Moor. Solid oak flooring, coving and radiator.

Garden Room

13'5" x 11'5" (4.1 x 3.5)

A charming space with insulated ceiling and blinds to the windows, slate effect, tiled flooring and separate air conditioning and heating unit. French doors open to the rear patio garden. This is a most relaxing environment with delightful garden aspects and superb moorland views to enjoy. Downlighting and wall light.

Cloakroom

A smartly appointed modern cloakroom fitted with a low-level w/c and pedestal washbasin. Ceramic tiling to dado height and tiled flooring. Downlighting, radiator and extractor.

Utility Room

7'10" x 5'10" (2.4 x 1.8)

A separate utility room, fitted with base cupboards with laminate worksurface and upstands over. Stainless-steel sink with drainer and monobloc tap and space and plumbing for a washing machine. Continuation of the Porcelanosa flooring. A cupboard houses the pressurised water cylinder.

Garage

18'8" x 18'0" (5.7 x 5.5)

A door from the utility opens into a generous, double garage with remote control up and over door and EV charging point. The Vaillant central heating boiler is housed here.

FIRST FLOOR

Landing

From the hallway a return carpeted staircase with painted, white spindle balustrade leads to the first-floor carpeted landing.

Master Bedroom

15'8" x 13'5" (4.8 x 4.1)

A haven of peace and calm, this wonderful, generous, double bedroom benefits from fitted wardrobes and a separate walk-in wardrobe. Light floods in through dual aspect double-glazed windows and glazed French doors opening onto a delightful balcony with spectacular views across Ilkley and up to the famous Cow and Calf Rocks. One can imagine nothing better than sitting out here with a coffee enjoying the morning sun. Coving, carpeting and radiator.

En Suite

A most spacious en-suite comprising a panel bath, separate large walk-in shower enclosure with sliding doors and wall mounted thermostatic mains shower fitting and twin pedestal washbasins with chrome mixer taps. A low-level w/c and bidet complete the fixtures. Fully tiled to the walls and floor. Downlighting, extractor and vertical, ladder, towel radiator. A double-glazed window with obscure glazing allows for ample natural light.

Bedroom Two

19'4" x 9'10" (5.9 x 3.0)

A charming, generous, double bedroom with south facing window affording stunning, long distance views across the valley with a west facing window accentuating the bright atmosphere. Benefitting from carpeted flooring, coving, radiator and a large walk-in wardrobe.

En Suite

Another great-sized en-suite comprising a panel bath with shower over and glazed screen, a pedestal washbasin, a low-level w/c and bidet. Fully tiled walls and flooring. Vertical. Ladder, towel radiator, downlighting and extractor fan. Double-glazed window with obscure glazing.

Bedroom Three

17'8" x 15'8" (5.4 x 4.8)

A spacious carpeted landing leads to the private guest wing and offers a great space for a couple of comfy chairs under three Velux windows with fitted blinds allowing natural light to flood in - a perfect spot for relaxing with a good book. Coving, radiator and downlighting. This proceeds onto a most well-proportioned, double bedroom, ideal for visiting guests. Light floods in through two south facing windows, which afford magnificent moorland views. Fitted wardrobes provide plentiful storage. Corner dressing table and matching bedside table. Coving, carpeted flooring radiator and TV point.

En Suite Shower Room

A further shower room being 'Jack & Jill' with Bedroom Five, making this a great option to create a suite to accommodate guests' children. Comprising a quadrant walk-in shower having a mains thermostatic shower and sliding doors, a pedestal wash basin with chrome taps and a low-level w/c. Fully tiled walls and flooring. Downlighting, extractor and ladder, towel radiator.

Bedroom Four

12'5" x 10'5" (3.8 x 3.2)

Not to be outdone, this is a light and airy, double room with fitted wardrobes to one wall. A double-glazed window affords charming aspects over the rear garden. Carpeted flooring, coving and radiator.

En Suite Shower Room

A spacious shower room with large walk-in shower having a mains thermostatic shower, a wash basin with chrome taps and a low-level w/c. Fully tiled walls and flooring. Downlighting and double-glazed window with obscure glazing. Vertical, ladder, towel radiator and extractor.

Bedroom Five

11'5" x 7'10" (3.5 x 2.4)

A good-sized, single room with fitted wardrobe and Velux rooflight with fitted blind and benefitting from access to Bedroom Three's 'Jack & Jill' shower room. Carpeting, coving, radiator and double-glazed window to the rear elevation.

OUTSIDE

Gardens

The property sits well back from the road on its level plot. The gardens are delightful and beautifully tended. Mainly laid to level lawn there are also areas of patio, offering private spaces, ideally suited to relaxing with a cup of tea or glass of wine or to enjoying al fresco entertaining. A pathway offers a convenient way to walk around the property linking areas of patio and the level, well maintained lawns. Mature borders and trees complete the picture.

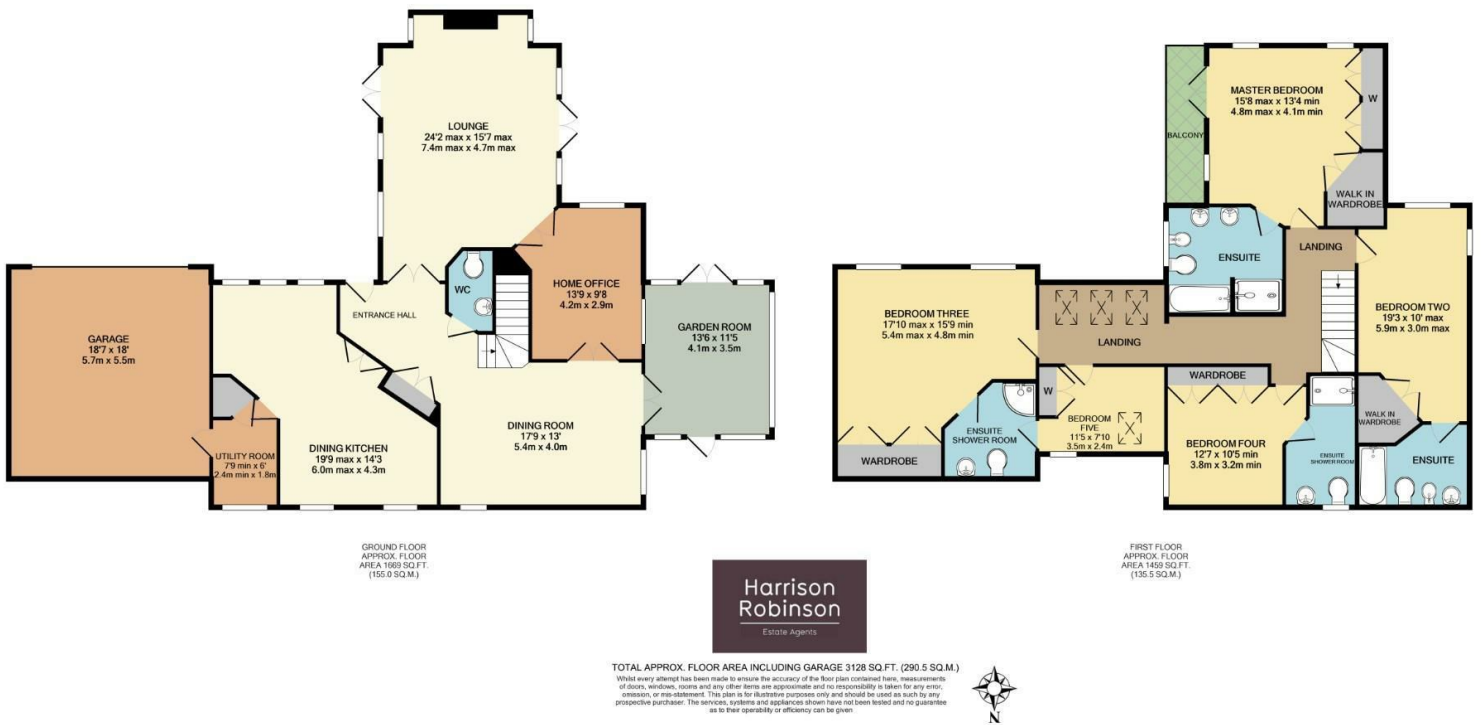
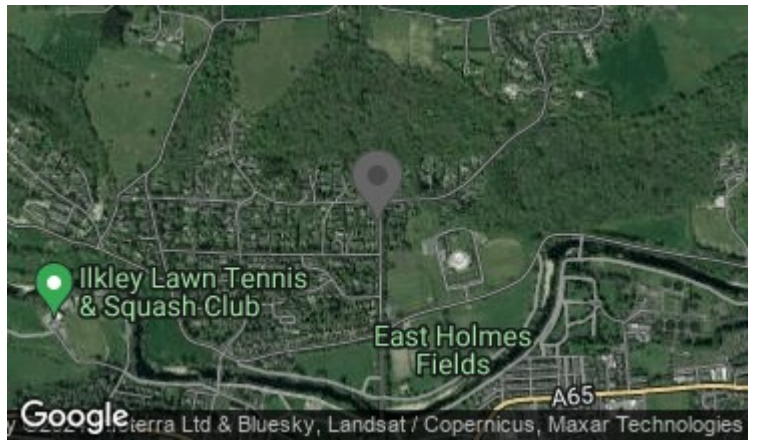
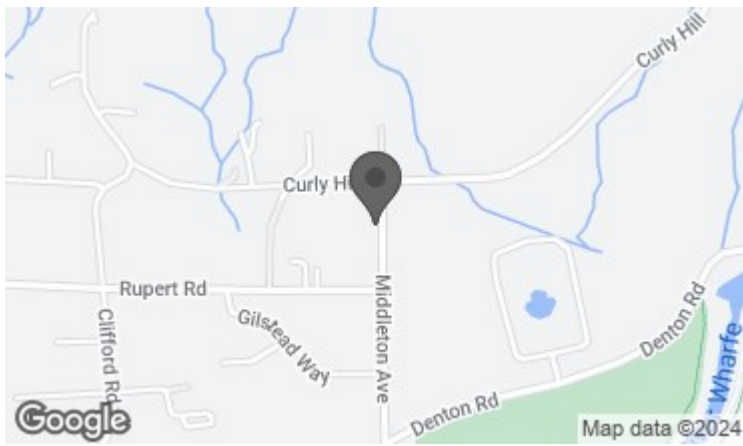
UTILITIES & SERVICES

The property benefits from mains gas, electricity and drainage. It is understood from the Ofcom website that Superfast broadband is available in this area. Please check the Ofcom website for mobile phone coverage.

Driveway & Parking

Electric gates open onto a spacious, block paved driveway affording secure parking for several cars.





Energy Efficiency Rating	
Current	Potential
78	83

Very energy efficient - lower running costs

Very 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

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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