

Harrison Robinson

Estate Agents



**Oban, 84 Ilkley Road, Manor Park, Burley in Wharfedale, LS29
7HH**

Price Guide £925,000



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Ground Floor

Entrance Hallway

One enters this charming home through a white, UPVC door. A side window allows natural light to flood into the generous hallway creating a bright and airy atmosphere in which to welcome friends and family. Laminate flooring, coving and radiator. A carpeted staircase with white painted balustrade leads to the first floor.

Breakfast Kitchen

13'1" x 12'9" (4.0m x 3.9m)

A stunning breakfast kitchen, which flows into the dining area and sitting room creating a wonderful open plan entertaining space. Recently fitted with contemporary, Shaker style base and wall units in pebble with marble effect work surface and upstands over incorporating a one and a half bowl, composite sink and drainer with stylish, black monobloc tap sitting beneath a large window to the front elevation. Integrated appliances include an electric oven, a microwave, two fridge freezers, an induction hob with extractor over and tiled splashback and a dishwasher. A large island creates an ideal centre-point when entertaining with the benefit of a breakfast bar - a nice spot to sit and grab a coffee. Downlighting. Open to the dining area having a continuation of the laminate flooring, which unifies this space.

Dining Area

A spacious, bright and airy dining area benefitting from a large window to the front elevation allowing the natural light to flood in. Continuation of the laminate flooring and downlighting. Contemporary, vertical radiator. Room for a large, family dining table and one can imagine many happy times here spent with family and friends. Open into the sitting room, making for a fabulous entertaining space.

Sitting Room

32'1" x 11'9" (9.8m x 3.6m)

A lovely, generous sitting room open into the dining area and kitchen with ample room for a large corner sofa and armchair. Dual aspect windows allow for plenty of natural light. Continuation of the laminate flooring, downlighting, TV point and a further contemporary, vertical radiator. This would also be a great area for the children to play and relax with the parents able to keep an eye on them from the dining kitchen. A doorway opens into the hallway, creating a wonderful flow to the living accommodation.

Lounge

18'8" x 17'0" (5.7m x 5.2m)

A most spacious, dual aspect sitting room with double-glazed, bay window to the south facing front elevation and further matching bay window to the side. A marble fireplace with painted surround houses an inset stainless-steel gas fire with gas coals. Ceiling cornice, dado rail, radiator and ceiling rose. Carpeted flooring, wall lights and TV point. This is a charming room of wonderful proportions in which to entertain whilst also having a relaxing feel - a perfect spot to sit and unwind after a busy day.

Study

11'9" x 10'9" (3.6m x 3.3m)

A delightful space in which to work from home, overlooking the land belonging to the property and the beautiful countryside beyond. Continuation of the laminate flooring, double-glazed window, wall lights and radiator.

Utility

10'9" x 6'10" (3.3m x 2.1m)

A separate utility room with fitted wall and base cupboards and worktops with tiled splashback. Space and plumbing for a washing machine and drier. Attractive, geometric style, tiled flooring. Inset stainless-steel sink with drainer. A glazed door gives direct access to the rear garden area. A cupboard houses the central heating boiler.

Guest Bedroom

12'9" x 12'9" (3.9m x 3.9m)

A ground floor, spacious, double bedroom to the rear elevation with sliding patio door to the rear terrace, affording stunning views over the field and countryside beyond. A double-glazed window to the side elevation accentuates the bright and spacious feel. Carpeted flooring, wall lights and radiator. This room could always be utilised as a further reception room should you wish.

Shower Room

Contemporary style shower room with a large, quadrant shower cubicle housing a thermostatic drench shower with separate hand shower. Stylish, grey tiling to the walls and complementary, geometric style, ceramic tiling to the floor. Window to the rear elevation with obscure glazing. A large, modern, white vanity unit with basin having a chrome, monobloc tap. Low-level w/c, chrome ladder radiator, mirror and downlighting.

First Floor

Landing

A carpeted staircase with painted spindle balustrade from the hallway leads up to a most spacious landing with ample room to create a further relaxing seating area. A dormer windows to the front elevation affords natural light and cupboards provide useful storage. Radiator.

Master Bedroom

14'9" x 12'1" (4.5m x 3.7m)

A haven of peace and calm - a generous master bedroom to the rear elevation, having a wall of fitted wardrobes and central dressing table. A window overlooks the field and stunning countryside beyond, affording wonderful Wharfe Valley views to wake up to every morning. Carpeted flooring, wall lights and radiator.

En-Suite

A stylish, modern en-suite, comprising a P shaped bath with thermostatic shower over and curved glass screen, separate hand shower and chrome

controls, bidet with spray monobloc tap, white vanity unit with ceramic wash basin with chrome monobloc mixer. Wall mirror, tiling to the walls and attractive, complementary, geometric style tiled flooring, low-level w/c, chrome ladder radiator and downlighting. Window to the side elevation.

Bedroom Two

12'1" x 10'9" (3.7m x 3.3m)

A good-sized, double bedroom to the front elevation with a large, double-glazed window allowing natural light to flood in. Laminate flooring and radiator.

Bedroom Three

12'5" x 9'10" (3.8m x 3.0m)

A further double bedroom with laminate flooring and radiator to the rear elevation. A dormer window affords delightful, long-distance views.

Bedroom Four

18'0" x 11'9" (5.5m x 3.6m)

A double bedroom with a quirky style, perfect for a teenager. The room is built into the eaves, with space for a double bed in a carpeted area. A further space with laminate flooring affords ample room for a desk, TV and x-box. A window to the side elevation affords long distance views. A useful, built in cupboard provides storage. Radiator.

House Bathroom

A spacious, family bathroom with large, deep fill, Jacuzzi style bath with mixer taps and hand shower, a low-level w/c and an oval basin with chrome mixer tap. Chrome, ladder radiator, tiling to the flooring and walls. A window to the rear affords stunning views.

Outside

Double Garage

The property benefits from a spacious, double garage, having two up and over doors and extra storage on the rafters. Fitted cupboards create extra storage. The garage has ample space for extra storage, fridge freezers or even a couple of cars believe it or not!!

Garden

To the front elevation the property is set well back from the road and privacy is maintained by hedging and there is an area of lawn with mature borders. To one side of the property is a pathway with a useful bin store and to the other the driveway continues around to the garage. To the rear of the house is an area of raised lawn. The level driveway creates a wonderful patio area in which to sit and relax or enjoy al fresco entertaining. A low, white rendered wall with wrought-iron gate creates a boundary to the land.

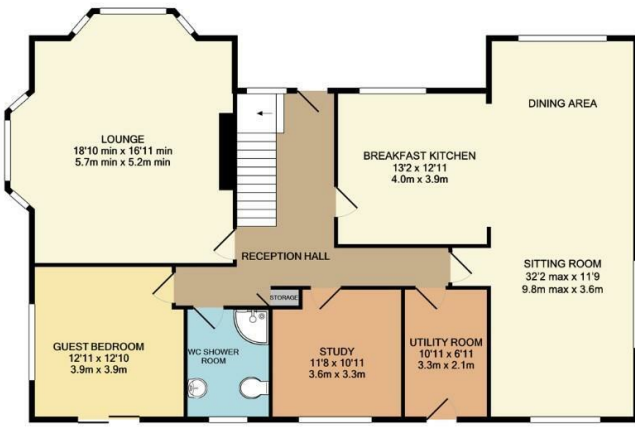
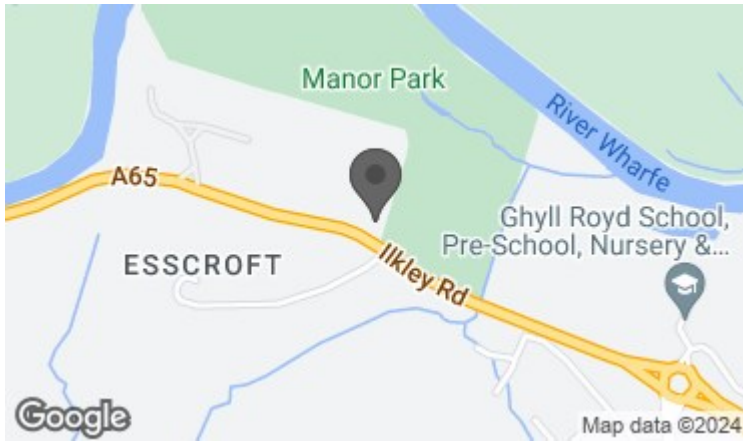
Grassland to The Rear

The piece de la resistance is the two-acre manicured space to the rear surrounded by stunning countryside beyond. Despite this being immaculately maintained, the border areas have been left natural creating further wildlife habitats. Along with the resident rabbits and pheasants, one often sees the welcome visit of deer and herons not to mention the majestic red kites that circle above. This is a truly wonderful space and is very much a blank canvas. As you walk to the far end of the field you are immersed in the beautiful surroundings and you could be a million miles from anywhere.

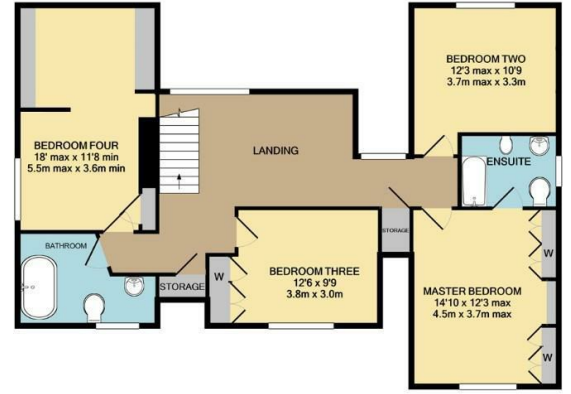
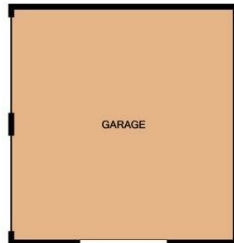
Utilities & Services

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





GROUND FLOOR
APPROX. FLOOR
AREA 1899 SQ. FT.
(176.4 SQ. M.)



FIRST FLOOR
APPROX. FLOOR
AREA 1056 SQ. FT.
(96.1 SQ. M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 2685 SQ. FT. (249.5 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 listed and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating	
Current	Potential
64	76

Environmental Impact (CO ₂) Rating	
Current	Potential
C	A

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.