

Harrison Robinson

Estate Agents



254 Leeds Road, Ilkley, LS29 8LW

Price Guide £650,000

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GROUND FLOOR

Entrance Hall

A smart composite door with decorative, obscure glazed panels opens into a welcoming entrance hall. Carpeted flooring, radiator, window to side elevation with plantation shutters. Doors open into a spacious lounge, in turn leading to the conservatory, dining kitchen, separate dining room and cloakroom. A return carpeted staircase leads to the first floor landing.

Dining Room

10'9" x 10'9" (3.3 x 3.3)

A dual aspect dining room with double glazed windows enjoying far reaching views, carpeted flooring and radiator. A recessed log burning stove sits on a stone hearth with stone surround. There is ample room for a family dining table.

Breakfast Kitchen

25'11" x 9'6" (7.9 x 2.9)

A good sized dining kitchen fitted with a range of solid wood base and wall units with complementary work surfaces and tiled splashbacks. Appliances include dishwasher, fridge freezer, Rangemaster cooker with two electric ovens, five ring gas hob and hot plate with extractor over. Two double glazed windows allow natural light and afford a delightful view over the rear garden. Tiled flooring, two radiators, dado rail, downlighting. There is ample room for a family dining table and comfortable furniture making this a most sociable space. A door opens to a deep, recessed storage cupboard with obscure glazed window.

Side Porch

A glazed timber door from the kitchen opens to a side entrance porch with a door opening to a useful recessed area with space for a tumble dryer and housing the gas central heating boiler. A part glazed composite door leads out to the side of the property to the driveway.

Lounge

15'8" x 10'5" (4.8 x 3.2)

A lovely comfortable room with double glazed window to the front elevation overlooking the beautiful garden. Carpeted flooring, radiator, attractive log burning stove set on a marble hearth with timber surround. Timber glazed doors open into:

Garden Room

13'5" x 9'2" (4.1 x 2.8)

A light and airy garden room with double glazed windows with fitted blinds overlooking the delightful, south facing rear garden. A double glazed patio door leads out to the garden. Wood effect vinyl flooring, ceiling light, two radiators.

Cloakroom

With low-level W.C. with concealed cistern and wall hung handbasin with chrome mixer tap set on a white vanity unit with tiled splashback. Obscure, double glazed window with plantation shutters, ceiling light, tile effect vinyl flooring.

FIRST FLOOR

Landing

A return carpeted staircase with tall double glazed window to the half landing, overlooking the rear garden, leads to the first floor landing. Doors open into three double bedrooms and the house bathroom. A hatch gives access to the loft area.

Master Bedroom

20'0" x 9'6" (6.1 x 2.9)

A delightful master bedroom with double glazed window to the rear enjoying the fabulous aspect over the rear garden and up to Ilkley Moor. Carpeted flooring, radiator range of fitted wardrobes, drawers and cupboards. A door opens into:

En Suite Shower Room

Well presented with low-level W.C., pedestal handbasin with chrome taps and shower cubicle with thermostatic shower and glazed door. Neutral wall and floor tiling, white, ladder style, heated towel rail, downlighting, obscure, double glazed window with plantation shutters.

Bedroom Two

12'9" x 10'2" (3.9 x 3.1)

A double bedroom with double glazed windows to both front and rear enjoying fabulous, long distance views across the valley and up to Ilkley Moor. Carpeted flooring, radiator fitted wardrobes and dressing table.

Bedroom Three

10'9" x 10'9" (3.3 x 3.3)

A third double bedroom to the front of the property with double glazed window, carpeted flooring and radiator, currently utilised as a home office with a range of pale wood cupboards, drawers and desk.

Bathroom

A three-piece house bathroom with low-level W.C., pedestal handbasin with chrome taps and panel bath with thermostatic shower and glazed screen. Wall tiling, wood effect vinyl flooring, white, heated towel rail. Recessed cupboard with shelving, obscure, double glazed window with plantation shutters.

OUTSIDE

Garden

The property enjoys a delightful, beautifully stocked, south facing rear garden with attractive borders housing a wide variety of shrubs and plants. There is a good sized area of level lawn and attractive, paved patio area ideal for al-fresco dining and entertaining. Greenhouse, raised beds, gravelled areas. Fencing maintains privacy. This really is a beautiful garden, perfect for keen gardeners and children alike.

Summer House / Gym / Office

12'5" x 7'10" (3.8 x 2.4)

A superb feature is the garden room, ideal as a home gym, home office or area to chill out whilst enjoying the aspect over the garden. Stone flooring, double glazed windows and double glazed bifolding doors.

Garage

20'4" x 14'1" (6.2 x 4.3)

A large single garage with electric, up and over door, power and lighting provides additional parking or fabulous storage. Obscure glazed window and half obscure glazed uPVC door leading out to the garden.

Driveway Parking

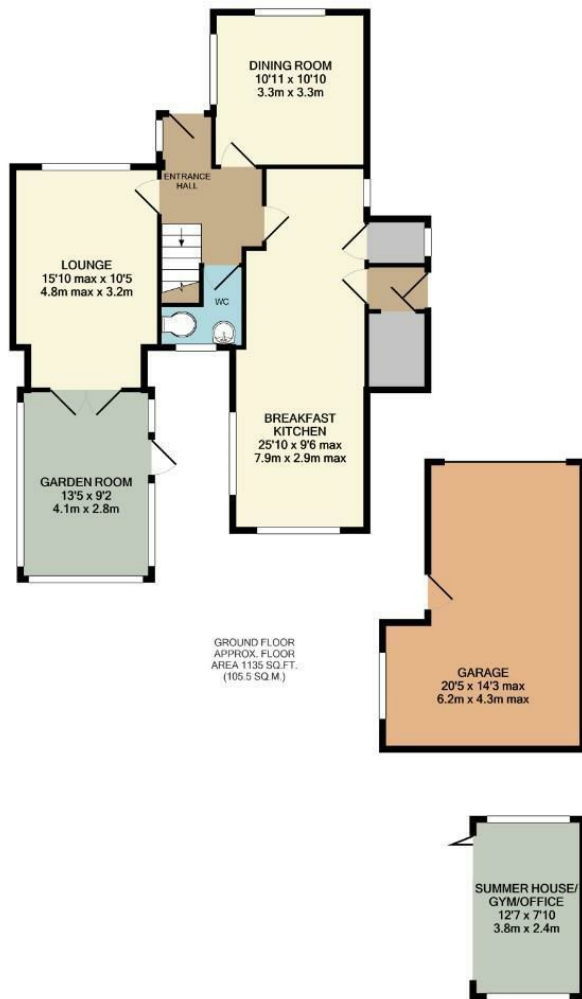
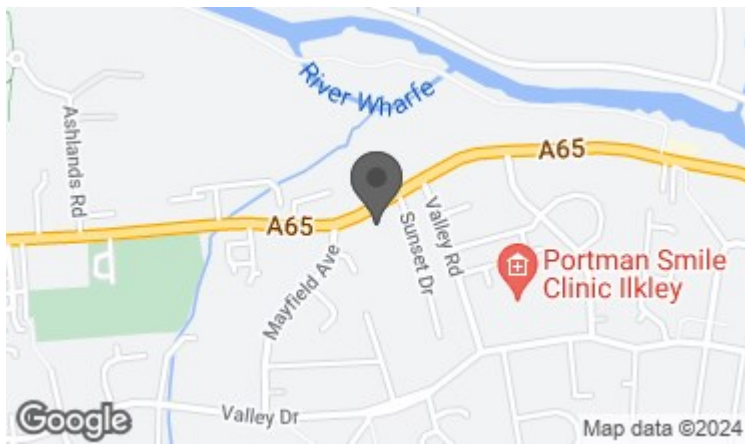
The property benefits from a large, block paved driveway behind newly installed, electric gates providing parking for up to five vehicles.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage. There is Ultrafast Fibre Broadband shown to be available to this property.

Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.





FIRST FLOOR
APPROX. FLOOR
AREA 565 SQ.FT.
(52.5 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1458 SQ.FT. (135 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	Potential
66	77

Environmental Impact (CO ₂) Rating	
Current	Potential
66	77

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