

# Harrison Robinson

Estate Agents



**4, Skelda Grange Wells Road, Ilkley, LS29 9JE**

**Price Guide £520,000**

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# 4, Skelda Grange Wells Road, Ilkley, LS29 9JE

## Price Guide £520,000



### FIRST FLOOR

#### External Staircase

To the rear of the property a return flight of steel stairs leads up to a covered porch where a composite door opens directly into the:

#### Hallway

As one enters the hallway one's eyes are immediately drawn to the contemporary roof lantern that allows the natural light to flood in. Timber flooring adds to the contemporary feel. A short flight of stairs leads up to a continuation of the landing area where carpeted flooring leads through to the front of the property where one finds original, stone mullioned windows. This is a most useful space, maybe to sit and read a book and relax. A flight of stairs leads up to the second floor with useful storage below.

#### Dining Kitchen

19'7" x 14'0" (5.97 x 4.27)

The bright and spacious dining kitchen is a wonderful environment in which to entertain having a raised ceiling with exposed roof timbers, downlighting and Velux windows. Light also floods in through an array of further double-glazed windows. Solid wood flooring throughout adds to the contemporary feel along with off white wall & base units with corian work surfaces incorporating a Belfast sink sitting beneath a window. A centre island benefits from a solid timber work surface. Traditional style radiator. A large, black range with ovens and five-burner gas hob, does it all with a geometric tiled splashback. There is ample space for a tall fridge freezer. The dining area provides room for a large, family dining table. A charming log-burning stove stands on a glass hearth with matching geometric tiles to the fireback. Just perfect.

#### Pantry

A most useful pantry off the dining kitchen providing plentiful storage.

#### Lounge

16'11" x 14'9" (5.18 x 4.52)

A stunning room of delightful proportions. One's eyes are

immediately drawn to the large, stone mullioned window to the front elevation affording wonderful aspects over the Wharfe Valley and allowing natural light to flood in. Either side of the window is a pair of traditional style radiators. Tall ceilings with feature cornicing and modern downlighting is again a mix of the old and new. A feature fireplace combines a substantial, white marble surround with a cast iron fire with inset tiles and marble hearth. A built-in cupboard adds to the elegance of this room along with neutral carpeting.

#### Bedroom One

14'9" x 9'6" (4.52 x 2.92)

A charming, spacious, double bedroom, which certainly continues the style of the lounge, matching a feature mullioned window, ceiling cornicing, downlighting and traditional style radiator. Just when you think it could not get any better, a whole wall of bespoke, fitted wardrobes incorporating a built in shower, completes the picture.

#### Bathroom

The traditional style bathroom says it all with roll top, clawfoot bath, traditional high-level w/c with chrome flush pipe and pull-chain flush. The wash hand basin stands on a vanity cupboard. Tiling to the flooring and blue, painted, wooden panelling to dado-height. Downlighting.

### SECOND FLOOR

#### Landing

A return flight of stairs from the first floor leads to the second-floor landing where it is finished with timber and glass balustrading. The landing is a great space with two useful storage cupboards. There is again ample room to sit and relax. Exposed timbers and the accentuated height to the ceiling all enhance the characterful feel.

#### Bedroom Two

14'6" x 10'9" (4.42 x 3.28)

Bedroom two adds a certain 'je ne sais quoi', having exposed timbers and solid wood flooring. Natural light floods in through Velux windows and the originality is maintained by a gothic style, mullioned window. This would make a great teenager's room. Traditional style radiators and under eaves storage.

### Bedroom Three

11'9" x 8'2" (3.60 x 2.50)

Not to be outdone, bedroom three is a charming spot with natural light flooding in through the Velux roof-lights. This would also make a wonderful home office.

### Shower Room

Fitted with a spacious walk-in shower with glazed screen and thermostatic shower with 'drench' shower head and blue glazed panelling to the walls. Low-level w/c. Vanity style basin with timber work top.

### OUTSIDE

#### Communal Garden Area

The property shares a lovely, communal garden space to the rear of Skelda Grange, which is ideal for relaxing and a fresco entertaining.

#### Garage & Parking

15'4" x 8'3" (4.68 x 2.54)

The property benefits from a single garage to the rear of the property with up and over door and further parking for two cars.

### TENURE

The property is leasehold with the remainder of the 999 year

lease from 1977.

We are advised by our client that the service charge is £1,200 per annum to include the ground rent, repairs and maintenance.

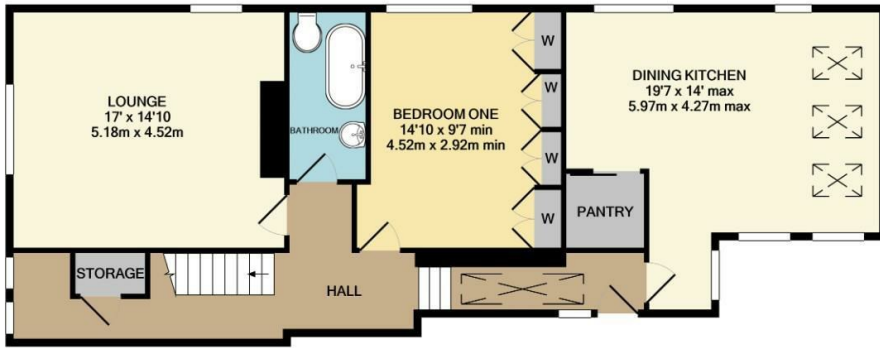
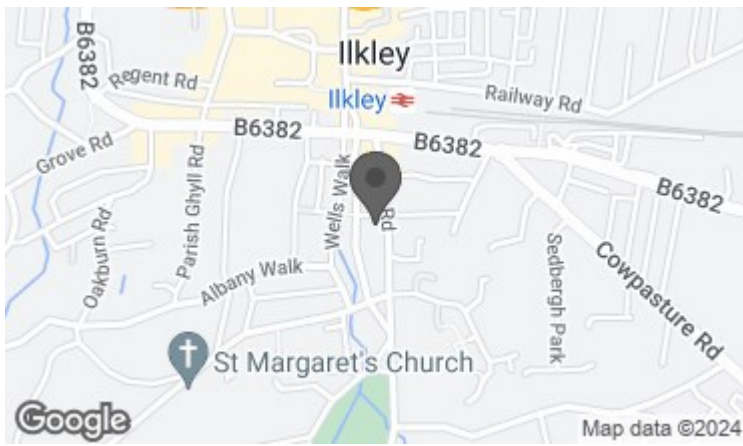
### UTILITIES & SERVICES

The property benefits from mains gas, electricity and drainage.

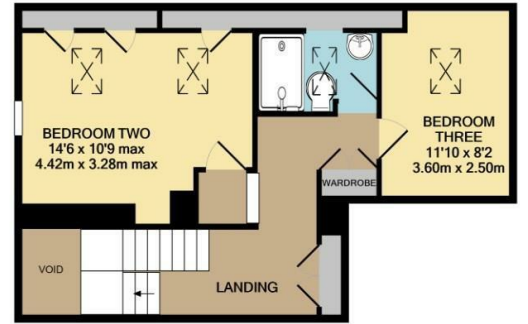
There is Ultrafast Fibre Broadband available to the property.

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

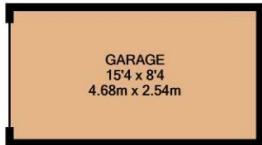




FIRST FLOOR  
APPROX. FLOOR  
AREA 1104 SQ.FT.  
(102.6 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 489 SQ.FT.  
(45.4 SQ.M.)



GROUND FLOOR



TOTAL APPROX. FLOOR AREA 1593 SQ.FT. (148.0 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
79	79

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	A

Very environmentally friendly - lower CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

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.