

Harrison Robinson

Estate Agents



6 Longcroft Road, Ilkley, LS29 8SE

Price Guide £765,000

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GROUND FLOOR

Entrance Porch

A beautiful, recently fitted, solid timber door with glazed panels and transom light opens into an entrance porch, ideal for storing shoes and hanging coats. Attractive wall tiling to half height, neutral stone floor tiling. A half glazed timber door opens into the welcoming entrance hall.

Entrance Hall

A most welcoming entrance hall, ideal for greeting family and friends, giving access to the principal ground floor rooms, including a spacious lounge, good sized dining room and kitchen to the rear of the property. A carpeted staircase leads to the first floor. Radiator with radiator cover, neutral, large floor tiling. Coving, ceiling light with ceiling rose, ample under stairs storage.

Lounge

17'0" x 13'5" (5.2 x 4.1)

A generously proportioned lounge to the front of the property with double glazed, box bay window allowing ample natural light, overlooking the front garden and enjoying views up to Ilkley Moor. Beautiful, solid oak flooring, deep skirtings, radiator beneath radiator cover, picture rail and coving. Again, beautiful ceiling rose with pendant light. A log burning stove set on a stone hearth with newly fitted, beautiful fire surround is a fantastic focal feature to this room.

Dining Room

12'9" x 11'5" (3.9 x 3.5)

A lovely, spacious dining room to the rear of the property with double glazed window enjoying a delightful aspect over the rear garden. Solid oak flooring, deep skirting, picture rail and coving. Beautiful ceiling rose with pendant light, traditional style radiator, fireplace with attractive tiling. There is ample room for a family dining table here and being open into the kitchen and lounge this is a most sociable space, ideal for entertaining family and friends.

Kitchen

15'1" x 10'5" (4.6 x 3.2)

A beautifully presented, recently fitted kitchen to the rear of the property with a range of cream, Shaker style cabinetry with cup handles and brushed stainless steel door knobs, solid work surfaces and attractive Metro tiling to splashbacks. Appliances include dishwasher, Rangemaster cooker with five ring induction hob with extractor hood over and fridge freezer. A Belfast sink with ceramic drainer and traditional style, chrome mixer tap sits beneath a window enjoying a delightful aspect over the rear garden. Stone effect floor tiling, double glazed window to side elevation, downlighting, recessed cupboard with pine doors, A door leads into the hallway and a further door gives access to the lower ground floor utility room and the garden to the rear.

LOWER GROUND FLOOR

Utility Room

10'5" x 7'6" (3.2 x 2.3)

Stone steps lead down to a small cellar area with a room housing the wall mounted, gas fired, central heating boiler and providing excellent storage. Radiator, vinyl flooring. In the separate utility area there is space and plumbing for a washing machine, tumble dryer and additional appliance. Wall shelving, stainless steel sink and drainer, window to side elevation. To the rear of the house there is a newly fitted, timber stable door leading out to the rear garden.

FIRST FLOOR

Landing

A carpeted staircase with solid timber balustrading leads to the spacious, first floor landing, where doors open into a beautifully presented shower room and three bedrooms, two being good sized doubles.

Master Bedroom

17'0" x 13'9" (5.2 x 4.2)

A generously proportioned master bedroom to the front of the property with two, large, double glazed sash windows enjoying delightful views up to Ilkley Moor and the iconic Cow and Calf Rocks. Carpeted flooring, picture rail, coving. Two, traditional style radiators, original, cast-iron fireplace with beautiful tiling.

Bedroom Two

12'9" x 11'5" (3.9 x 3.5)

A good sized double bedroom to the rear of the property with carpeted flooring, radiator with radiator cover and double glazed, sash window enjoying wonderful, long distance views across the valley. Coving, timber fire surround with ornate tiling.

Bedroom Five

10'5" x 6'2" (3.2 x 1.9)

A single bedroom to the rear of the property, currently utilised as a nursery, with carpeted flooring, double glazed sash window, enjoying lovely, long distance views, and traditional style radiator.

Bathroom

Beautifully presented in a traditional style in keeping with the property, a three-piece shower room comprising low level W.C., pedestal handbasin with chrome taps and corner shower cubicle with thermostatic drench shower plus additional attachment, curved glazed door and lovely Metro tiling to walls. Complementary floor tiles, downlighting, extractor. Traditional style heated towel rail. Obscure, double glazed window to side elevation.

SECOND FLOOR

Landing

A return, carpeted staircase with solid timber balustrading leads to the second floor landing, where original, pine doors open into two, good sized double bedrooms and a beautifully presented bathroom. A hatch with fitted, pull down ladder gives access to the boarded and insulated attic.

Bedroom Three

17'0" x 14'5" (5.2 x 4.4)

A generously proportioned bedroom to the front of the property with double glazed, dormer window enjoying a fabulous, direct view up to the Cow and Calf Rocks. A second, double glazed, sash window allows further, natural light. Carpeted flooring, fitted cupboards, shelving and desk with floor to ceiling, fitted wardrobes providing excellent storage. Traditional style radiator.

Bedroom Four

13'9" x 11'5" (4.2 x 3.5)

A good sized double bedroom to the rear of the property with double glazed sash window affording fantastic, long distance Wharfe Valley views. Carpeted flooring, radiator with radiator cover, ample room for bedroom furniture, glazed window to the landing.

Bathroom

An immaculately presented, traditional style, three piece bathroom with low-level W.C., large, pedestal handbasin with chrome, mixer tap and claw foot bath with telephone style, shower attachment and chrome mixer taps. Wood effect floor tiling, wall panelling, traditional style, heated towel rail. Hatch to under eaves storage, obscure, double glazed window to side elevation, downlighting, extractor.

OUTSIDE

Garden

The property is well set back from the road with an attractive lawned fore garden behind low fencing and garden gate with a smart, paved pathway leading to the covered entrance door. The current owners have installed an EV charger on the front fence, which will remain at the property. Private parking for this property is available outside the house. To the rear one finds a charming, cottage style garden across a gravelled driveway with an area of lawn, mature borders and smart, newly laid patio area with limestone flags, ideal for al-fresco dining and entertaining.

Garden Room

11'5" x 7'6" (3.5 x 2.3)

The current owners have converted a stone built store to create a fabulous garden room with power and lighting and electric wall mounted heater. There are newly installed solar panels on the roof. Double glazed window and newly fitted door with glazed panels. This could be a teenagers' den, home office or relaxing garden room to enjoy in all types of weather. Adjacent is a stone built store, great for storage, incorporating the battery for the solar panels.

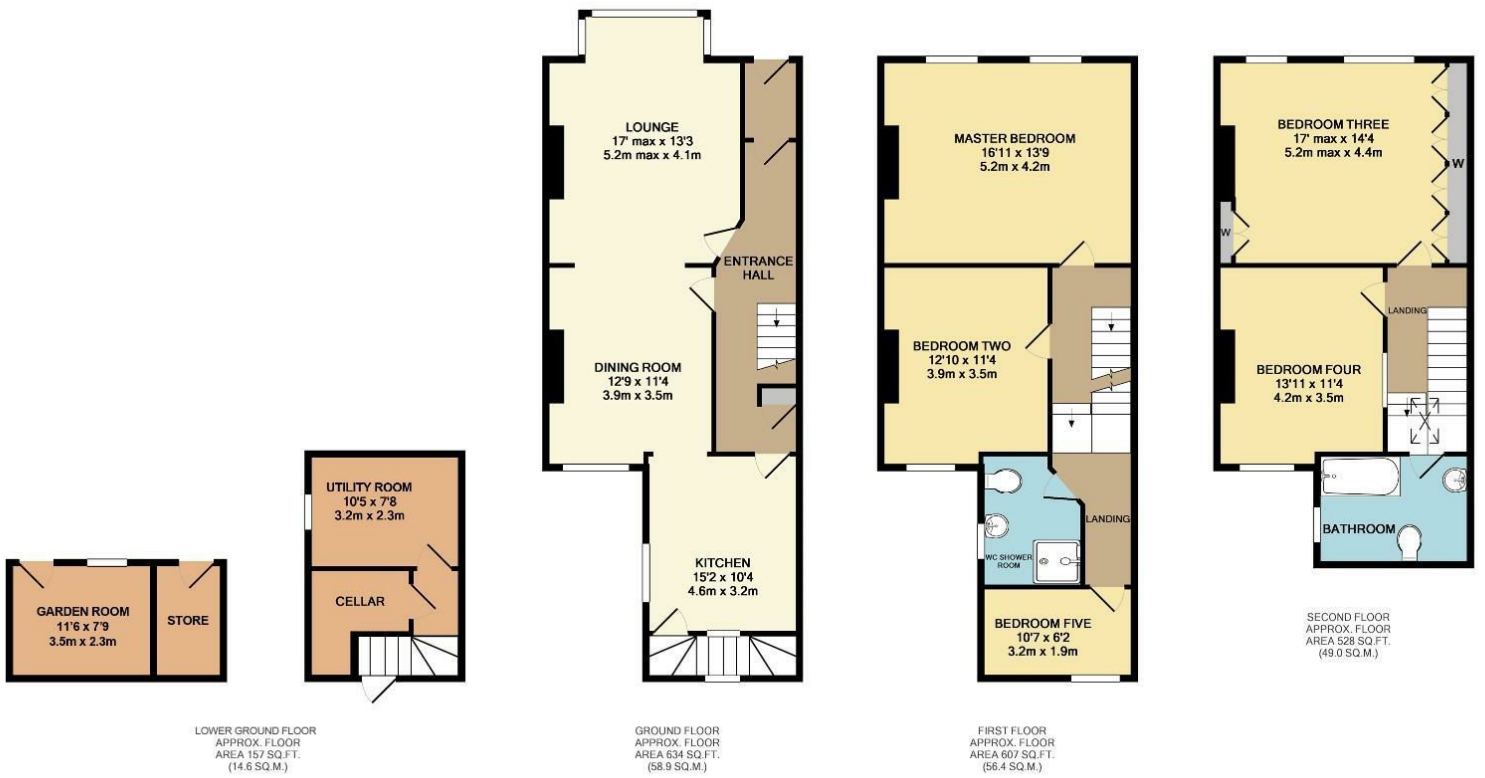
UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

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

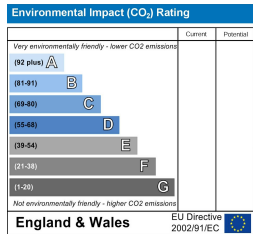
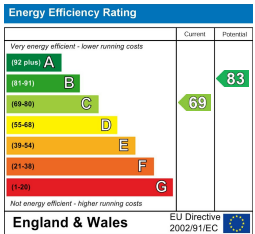
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.





TOTAL APPROX. FLOOR AREA INCLUDING GARDEN ROOM 2015 SQ.FT. (187.2 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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