

# Harrison Robinson

Estate Agents



**64 Wheatley Lane, Ilkley, LS29 8PW**

**£825,000**

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### GROUND FLOOR

#### Reception Hall

One enters through half-glazed, South facing French doors with matching side panels into a bright and airy reception hallway with light ceramic tiled flooring, an ideal space to greet friends and family. A multi-panelled glazed door opens into:

#### Lounge

21'7" x 18'0" (6.6 x 5.5)

A most charming, dual aspect lounge having a raised ceiling with inset Velux window affording further natural light to flood in. A feature fireplace with inset, gas coal fire creates a charming focal point. Carpeted flooring and downlighting. A staircase leads up to the first floor. A multi-panelled glazed door opens to :

#### Dining Room

13'9" x 12'5" (4.2 x 3.8)

A charming room benefitting from a large, South Facing window affording ample natural light, with ample space for a large family table. Carpeted flooring and downlighting. The dining room is linked to the kitchen with a large, arched opening.

#### Kitchen

12'1" x 7'6" (3.7 x 2.3)

A great sized, modern white kitchen with contrasting worksurfaces, integrated appliances include an eye level, double oven, gas hob with extractor over and fridge-freezer. Matching Amtico style flooring and useful store cupboard.

#### Porch

A door from the dining room gives access to a side porch with external door to the side elevation.

#### Utility Room

5'6" x 5'2" (1.7 x 1.6)

A good sized, separate utility room with space and plumbing for a washer dryer.

#### WC

A charming W.C. with low level W.C. with concealed cistern and corner vanity basin and cupboard below. Frosted window to the side elevation.

#### Family Room

17'0" x 16'4" (5.2 x 5.0)

From the reception hallway a glazed door gives access to a charming family room with South facing window and carpeted flooring. A flight of stairs leads up to the first floor.

### FIRST FLOOR

#### Landing

From the lounge a flight of stairs lead up to the split, first floor landing.

#### Master Bedroom

14'1" x 12'5" (4.3 x 3.8)

A wonderful, bright and airy master bedroom benefitting from a Velux roof-light and feature, exposed beams. A large south facing dormer window affords further natural light. Fitted wardrobes create a good amount of storage. Carpeted flooring. An arched doorway opens into:

#### En Suite Bathroom

A charming en-suite bathroom to include panel bath with chrome mixer tap, low level W.C. and ceramic vanity basin with chrome monobloc tap set within a white gloss vanity unit. ceramic tiling to the walls. Grey vinyl floor tiling. Leaded window to the front elevation and further window to the side elevation. Beamed ceiling.

#### Bedroom Two

12'9" x 10'9" (3.9 x 3.3)

A great sized double bedroom with large, south facing window allowing natural light to flood in. Useful store cupboard and carpeted flooring.

#### Bathroom One

A good sized contemporary bathroom comprising a panel bath with shower over and glazed screen, large ceramic vanity basin with a monobloc tap and useful storage cupboards. Low level W.C. with concealed cistern and push flush. Grey tiling to the walls and flooring. Feature leaded window and Velux roof light.

#### Landing

As the bedrooms are split, a second flight of stairs leads up from the family room.

#### Bedroom Three

15'1" x 12'9" (4.6 x 3.9)

A great double room with exposed timbers and large, south facing dormer window. Carpeted flooring.

#### Bedroom Four

16'0" x 13'9" (4.9 x 4.2)

Not to be outdone, bedroom four again offers a bright and spacious double bedroom with large, south facing dormer window and exposed feature timbers.

#### Bathroom Two

Another contemporary bathroom comprising corner shower cubicle with fitted electric shower and glazed doors, pedestal washbasin with chrome taps, inset panel bath with chrome taps and low level W.C. Tiling to the walls and flooring. Features include exposed beam and Velux window.

### OUTSIDE

#### Gardens

The garden area is split between the front and rear of the property and is laid mainly to block paving to the south facing front area which is ideal for relaxing and al-fresco entertaining. To the rear is a charming, private patio area, again block paved with a raised central water feature.

#### Garage & Driveway

An electric gate opens to a large, block paved driveway affording parking for several cars with garage parking in the garages.

### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.


Superfast Fibre Broadband is shown to be available to this property.

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

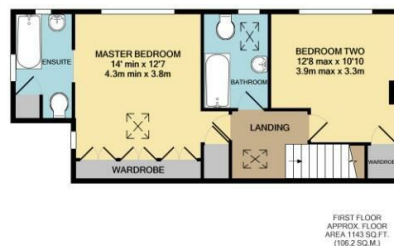
Tel: 01943 968 086



- **\*\* NO ONWARD CHAIN\*\***
- Spacious Four Double Bedroom Family Home
- Opportunity for Multi-Generational Living
- Three Bathrooms
- Large Lounge, Dining Kitchen and Family Room
- A Wonderful Blank Canvas
- Large Driveway Parking and Double Garage
- South Facing Patio Area
- Close To Ben Rhydding Amenities, Station and Primary School
- Council Tax Band G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 2219 SQ. FT. (206.1 SQ. M.)

While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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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