

Harrison Robinson

Estate Agents



12 Yewbank Terrace, Ilkley, LS29 9EZ

Price Guide £895,000

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GROUND FLOOR

Entrance Porch

A solid timber entrance door with transom light opens into an entrance porch. A half glazed timber door with transom light and side windows leads into the reception hall.

Reception Hall

A lovely, welcoming entrance hall with solid wood floorboards, radiator and high ceilings with coving and ceiling rose. Timber doors open into the lounge, family room and third reception room/garden room to the rear, giving access to the garden. A wide staircase with carpet runner and attractive, original timber balustrading leads to the first floor of the property. Solid wooden steps lead down to the lower ground floor living dining kitchen.

Lounge

17'5" x 14'9" (5.33 x 4.52)

A beautifully presented, spacious lounge to the front elevation with tall, double glazed bay window allowing ample, natural light. Original, stripped floorboards, picture rail, decorative coving and ceiling rose add to the character of this room. A fireplace with open fire, timber surround and tiled hearth is a wonderful, focal feature to this room. Bespoke fitted cupboard to one alcove.

Family Room

14'10" x 13'2" (4.53 x 4.02)

A second, good sized reception room to the rear of the property, currently utilised as a games room or snug with original painted floorboards, picture rail, coving and decorative ceiling rose. A fireplace housing an open open fire with stone lintel surround and tiled hearth is a lovely, focal feature to the room. A tall, double glazed window with wooden panelling beneath overlooks the west facing, rear garden.

Garden Room / Reception Room

13'5" x 9'11" (4.09 x 3.04)

A third reception room/garden room to the rear of the property with painted floorboards, recessed cupboard providing storage and radiator. UPVC, double glazed patio doors with transom light open into the west facing garden. A further double glazed window to the side of the property allows natural light. This room is flexible in use.

LOWER GROUND FLOOR

Living Dining Kitchen

32'4" x 20'8" (9.86 x 6.30)

Installed by the current owners a fabulous, generously proportioned living dining kitchen fitted with a wide range of white base and wall units with Silestone worksurfaces incorporating a large, central island with cupboards, drawers and newly fitted induction hob with pendant lighting over. Integral appliances include electric oven, microwave combination oven and warming drawer, dishwasher and space and plumbing for an American style fridge freezer. Inset stainless steel sink with chrome mixer tap beneath a double glazed window overlooking the front garden. Downlighting, solid wood flooring with electric, underfloor heating, steel ceiling beams reclaimed from a local granary. This is a wonderful, sociable space, ideal for entertaining friends and family. Open to:

Dining Area

A spacious area, perfect for a large, family dining table and comfortable furniture. Continuation of the solid wood flooring with underfloor heating, downlighting and steel beams. Large, newly installed, double glazed picture window looking out to the rear garden. Useful, under stairs storage cupboard, glass door opening to stone steps leading up to the garden. Doors open into a cloakroom and music room.

Cloakroom

With low-level W.C. with concealed cistern and ceramic handbasin with chrome mixer tap and attractive tiled splashback. Continuation of the solid wood flooring, downlighting, extractor.

Study / Music Room

9'6" x 8'10" (2.90 x 2.70)

Most flexible in use, currently utilised as a music room with solid wood flooring, downlighting and underfloor heating.

Boot Room / Utility Cupboard

Perfect for storing coats and shoes with an obscure glazed door giving access to the front garden. Solid wood flooring, downlighting.

FIRST FLOOR

Landing

A wide staircase with carpet runner and painted, timber balustrading leads to the first floor landing. Three steps lead up to a home office/ double bedroom to the rear, whilst further timber doors give access to two, good sized bedrooms and the recently fitted house bathroom. Two radiators, a staircase, again with carpet runner and timber balustrading, leads to the second floor of the property.

Bedroom Two

14'0" x 14'0" (4.28 x 4.28)

A generously proportioned double bedroom to the front of the property with large, uPVC double glazed windows allowing ample natural light. Carpeted flooring, radiator, original, cast iron fireplace with marble surround.

Bedroom Three

14'9" x 13'2" (4.50 x 4.02)

A large double bedroom to the rear of the house with uPVC, double glazed window with wooden panelling beneath overlooking the rear garden. Carpeted flooring, radiator, fitted wardrobes, original fireplace with marble surround.

Bedroom Four

12'5" x 9'11" (3.81 x 3.04)

A good sized double bedroom to the rear of the house with uPVC double glazed window overlooking the garden. Currently utilised as a home office with carpeted flooring, original fireplace and radiator.

Bathroom

A recently fitted, immaculately presented, three-piece bathroom with low-level W.C. with concealed cistern and black flush, large hand basin set in white vanity drawers with wall mounted, black mixer tap and controls with LED mirror over and tiled bath with central, black mixer tap, drench shower plus additional attachment and with attractive wall tiling. Complementary floor tiles, black, ladder style, heated towel rail, downlighting, extractor. Obscure, double glazed window to the front of the property.

SECOND FLOOR

Landing

A staircase with carpet runner and painted timber balustrading leads to a delightful half landing with fitted wooden seating area, with storage beneath, and arched, double glazed window to the rear. The stairs continue to a second floor landing with doors giving access to two double bedrooms, one served by an ensuite. Radiator, exposed beams. A hatch gives access to the roof space.

Bedroom One

20'0" x 13'9" (6.12 x 4.20)

A generously proportioned master bedroom to the front elevation with double glazed dormer windows enjoying a wonderful leafy aspect to the front elevation and with views up to Ilkley Moor. Carpeted flooring, two radiators, range of contemporary styled, fitted wardrobes and drawers.

Bedroom Five

14'11" x 8'2" (4.55 x 2.51)

Last but not least, a fifth double bedroom with uPVC, double glazed window to the rear of the property. Carpeted flooring, radiator and original fireplace with timber surround. Sliding door into:

En Suite Shower Room

A well presented, traditional style, ensuite shower room with low-level W.C., pedestal handbasin with chrome taps and tiled splashback and shower cubicle with thermostatic, drench shower and neutral wall tiling. Stone effect floor tiles, downlighting, extractor.

OUTSIDE

Garden

To the front the property is set back on Yewbank Terrace with a predominantly gravelled foregarden and with stone steps leading up to the covered entrance door, whilst to the rear one finds an attractive, low maintenance, west facing, level garden with paved stone patio and good sized area of artificial grass. Mature planting to the rear maintains privacy, whilst a timber shed provides storage. The garden is accessed from the living dining kitchen to the lower ground floor via stone steps with smart, metal railings.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

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

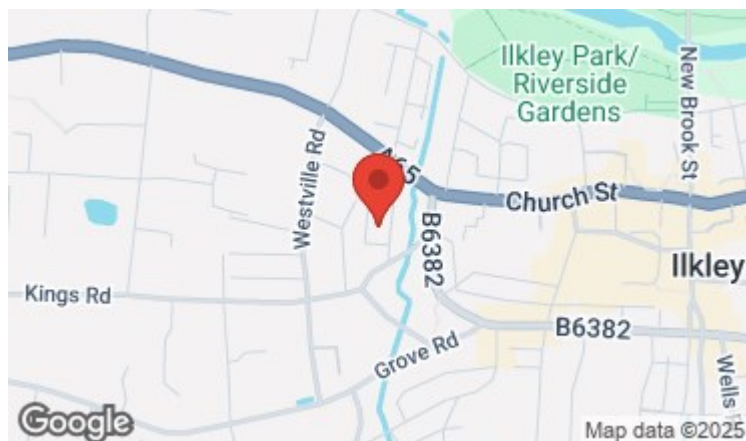
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

Tel: 01943 968 086



- Substantial Five Double Bedroom Mid Terraced Property
- Beautifully Presented Throughout
- Stunning Living Dining Kitchen To Lower Ground Floor
- Retaining Many Attractive Original Character Features
- Spacious Master Bedroom With Beautiful Views
- Four Reception Rooms
- Newly Fitted House Bathroom
- Level West Facing Rear Garden
- Walking Distance To Schools, Train Station And Central Ilkley
- Council Tax Band F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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TOTAL APPROX. FLOOR AREA 2639 SQ.FT. (245.2 SQ.M.)

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