

Harrison Robinson

Estate Agents



5 Premiere Park, Ilkley, LS29 9RQ

Price Guide £1,150,000

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GROUND FLOOR

Entrance Hall

A glazed timber door opens into a welcoming and spacious entrance hall. Glazed doors open into a family room, good sized lounge, dining kitchen and cloakroom. Laminate flooring, coving, ceiling lights. A return, carpeted staircase with timber balustrading leads to the first floor landing. Radiator beneath a radiator cover, double glazed, leaded window to front elevation. Useful, understairs storage cupboard.

Breakfast Kitchen

16'11" x 13'4" (5.18 x 4.08)

A spacious dining kitchen fitted with a range of cream, high gloss base and wall units with stainless steel handles, granite worksurfaces and glass splashbacks. Incorporating a central island this really is a most sociable space. Integral appliances include electric oven, microwave, four ring induction hob with extractor over, dishwasher and wine cooler. Space for an American style fridge freezer, inset sink with Quooker tap beneath a large, double glazed window overlooking the superb garden. Wood effect flooring, downlighting, three radiators. A part glazed door leads out to the garden.

Dining Area

8'8" x 7'8" (2.66 x 2.36)

Open to a seating area with space for a large, family dining table with a double glazed window to the front elevation. Continuation of the wood effect flooring, part glazed door into:

Utility Room

7'8" x 4'6" (2.36 x 1.38)

Fitted with cream, high gloss cupboards with stainless steel handles and solid wood worksurfaces. Stainless steel sink with chrome mixer tap, space and plumbing for a washing machine and tumble dryer. Wall shelving, wood effect, vinyl flooring, extractor, downlighting.

Lounge

23'4" x 14'11" (7.12 x 4.57)

A spacious and well presented sitting room with coal effect gas fire set in a stone surround on a stone hearth in a recessed fireplace with double glazed windows to both sides. Double glazed windows to both the front and rear elevations allow ample natural light and newly installed, double glazed, sliding patio doors lead out to the fantastic garden. Carpeted flooring, radiator. Ample room for comfortable furniture.

Family Room

15'8" x 9'8" (4.80 x 2.97)

A second reception room, ideal as a playroom or snug, with carpeted flooring, two radiators and coving. Double glazed patio doors lead into:

Garden Room

12'9" x 9'9" (3.90 x 2.98)

A good sized room overlooking the garden with double glazed windows and double glazed patio doors leading out to the sizable patio. Solid wood flooring, two radiators. Ample room for furniture or ideal as a child's playroom, if desired.

Cloakroom

With low-level W.C. with concealed cistern and handbasin with chrome mixer tap set in a vanity cupboard. Wall tiling to half height, laminate flooring, radiator. Obscure, double glazed window to front elevation.

FIRST FLOOR

Landing

A return, carpeted staircase with timber balustrading leads to a spacious, first floor landing. Doors open into six bedrooms and the house bathroom. Two, double glazed windows to the front of the property allow ample natural light. A hatch gives access to a boarded loft area, ideal for storage. Carpeted flooring, radiator. Two, recessed cupboards with shelving.

Master Bedroom

15'8" x 9'10" (4.80 x 3.00)

A spacious double bedroom to the rear of the property with carpeted flooring, radiator and double glazed window enjoying a wonderful view over the garden. Part glazed door into:

En Suite

Well presented with low-level W.C. with concealed cistern, large handbasin with chrome mixer tap with vanity unit beneath and wall mirror over and deep-fill bath with chrome taps and thermostatic shower. Wood effect, ceramic floor tiling, neutral wall tiling, white, ladder style, heated towel rail. Downlighting, obscure, double glazed window to rear.

Bedroom Two

A double bedroom to the front of the property with carpeted flooring, radiator and double glazed window, currently utilised as a home office. Door into:

:

En Suite Shower Room

With low level W.C., handbasin with chrome mixer tap set in a vanity unit and shower cubicle with thermostatic shower and glazed screen. Neutral floor and wall tiling, white, ladder style, heated towel rail, wall mirror. Obscure double glazed window to front elevation.

Bedroom Three

11'8" x 11'8" (3.58 x 3.56)

A good sized, dual aspect double bedroom to the rear of the property enjoying fabulous views over the garden. Carpeted flooring, radiator, ample room for bedroom furniture.

Bedroom Four

12'11" x 8'0" (3.96 x 2.44)

A double bedroom to the rear of the property enjoying the delightful aspect over the rear garden, currently arranged as a dressing room with ample room for wardrobes and furniture. Carpeted flooring and radiator.

Bedroom Five

12'0" x 8'0" (3.66 x 2.44)

A double bedroom to the front of the property with carpeted flooring, radiator and double glazed window.

Bedroom Six

11'8" x 11'4" (3.56 x 3.46)

A good sized, dual aspect double bedroom to the front of the property with carpeted flooring, radiator and double glazed window.

Bathroom

A large, four-piece house bathroom with low-level W.C., large handbasin with chrome, waterfall tap set in a vanity unit with wall mirror over, large, corner Jacuzzi bath with shower attachment with large wall mirror over and separate shower cubicle with thermostatic, drench shower plus additional attachment. Neutral, stone effect wall tiling, laminate flooring, downlighting. Contemporary styled, vertical radiator, obscure, double glazed window to rear.

OUTSIDE

Garden

The property occupies a fantastic, substantial plot with a large, level, lawned garden to the rear, bound by attractive shrubs and mature trees. Steps lead down to a level, wooded area, perfect for children's play equipment. A large, paved patio is the ideal spot to enjoy al fresco dining and entertaining. This is a superb, larger than average, family garden well suited for children to play safely and adults to relax and entertain. To the front the property is well set back in the cul de sac with spacious, south facing, lawned areas, mature shrubs, smart hedging and paved areas.

Driveway Parking

The property is approached via two stone pillars framing the tarmac driveway, providing ample parking for up to five vehicles.

Double Garage

17'1" x 16'8" (5.22 x 5.10)

A double garage with electric up and over door, double glazed window to rear and timber door leading out to the garden, providing excellent storage. With power and lighting, also housing the gas central heating boiler and EV charger.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

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

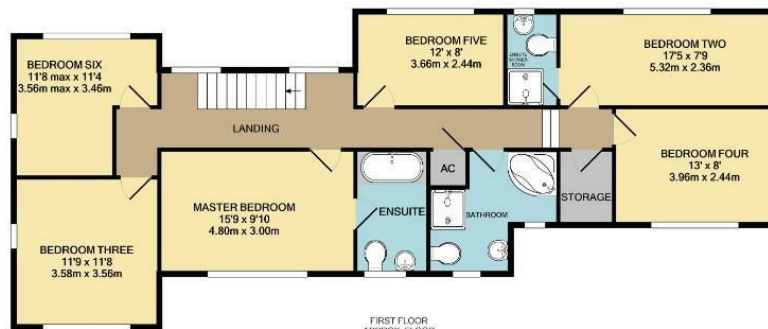
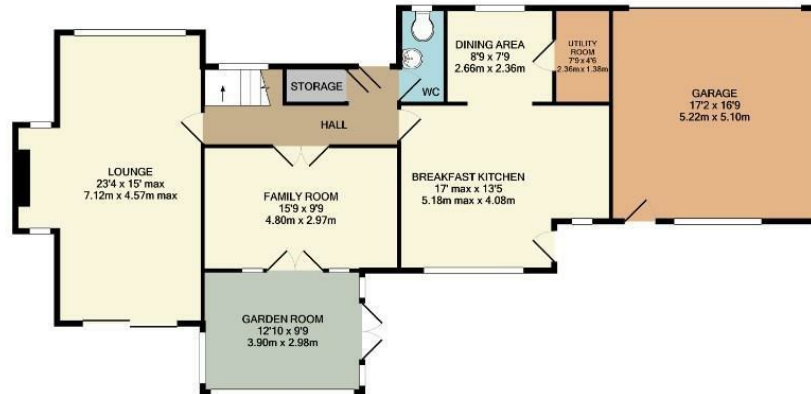
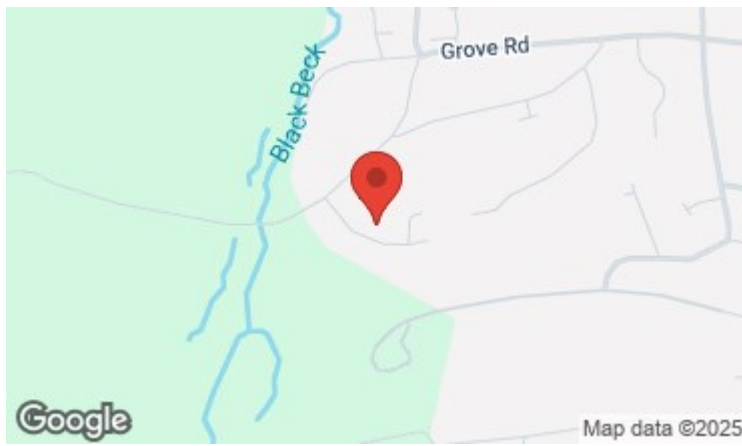
Broadband speeds and mobile 'phone coverage can be checked on the Mobile and Broadband Checker Ofcom website.

Tel: 01943 968 086



- Six Double Bedroom Detached Family House
- Larger Than Average Level Lawned Rear Garden
- Dining Kitchen With A Range Of Integral Appliances
- Three Reception Rooms
- Spacious Lounge With Access To Garden
- Master Bedroom With En Suite Bathroom
- Delightful Long Distance Views
- Double Garage
- Walking Distance To Central Ilkley And Excellent Schools
- Council Tax Band G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	83
(55-68) D		
(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 INCLUDING GARAGE 2493 SQ.FT. (228.8 SQ.M.)
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