

Harrison Robinson

Estate Agents



5 Wheatley Rise, Ilkley, LS29 8SQ

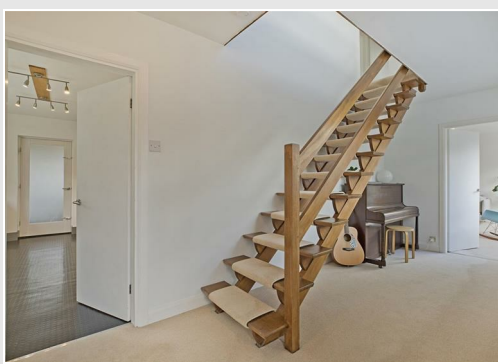
£815,000

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GROUND FLOOR

Entrance Porch

A glazed, uPVC entrance door opens into a most useful porch, ideal for kicking off shoes and boots after a long walk on the moor. Double glazed windows allow ample natural light. Hardwearing vinyl flooring. An obscure glazed door leads into the entrance hall.

Reception Hall

A welcoming entrance hall, the perfect spot to greet family and friends. Doors open into the kitchen, lounge and cloakroom. There is ample room for a piece of furniture. A large window allows natural light. Carpeted flooring, radiator. An open tread staircase with carpeted steps and timber balustrade leads up to the first floor landing,

Cloakroom

With low level w/c and handbasin with chrome, mixer tap set in a vanity cupboard. Space and hooks for hanging coats, obscure glazed window, vinyl flooring, radiator.

Kitchen

13'11" x 8'9" (4.26 x 2.68)

A light and airy kitchen with white base and wall units with stainless steel handles and complementary white worksurfaces. Integrated appliances include electric oven and grill, four ring induction hob with glass splashback and stainless steel extractor over. Space and plumbing for a washing machine and dishwasher. Two inset, ceramic sinks with chrome mixer tap sit below a large double glazed window to the south facing, side elevation. Black, vinyl flooring, obscure glazed door into:

Utility Room

8'9" x 5'7" (2.68 x 1.72)

A good sized utility room to the rear elevation with fitted white units, drawers and worksurface to match the kitchen. Space for an American style fridge freezer and tumble dryer. A half glazed uPVC door leads out to a paved patio area in the rear garden and windows afford fantastic, far reaching views. Black, vinyl flooring.

Dining Room

13'11" x 11'0" (4.26 x 3.36)

Accessed from the kitchen and open to the lounge this a great, sociable space currently utilised as a dining room with ample room for a family dining table. Large double glazed window with fantastic views across the valley, carpeted flooring, radiator.

Lounge

20'11" x 14'9" (6.39 x 4.52)

A room of generous proportions with a great feeling of light and space courtesy of three, large, double glazed windows. Carpeted flooring, two radiators. This is a wonderful room in which to relax and entertain family and friends.

FIRST FLOOR

Landing

An open tread, carpeted staircase with timber balustrade leads up to the spacious first floor landing where doors open into four bedrooms and the house bathroom. A large window to the front allows natural light, carpeted flooring, radiator. Floor to ceiling fitted cupboards with shelving provide useful storage. A hatch with fitted ladder gives access to a part boarded loft, ideal for storage.

Bedroom One

14'9" x 11'1" (4.5 x 3.4)

A beautiful, dual aspect double bedroom to the rear elevation affording stunning Wharfe Valley views. Carpeted flooring, radiator.

Bedroom Two

11'3" x 11'1" (3.45 x 3.4)

A generous double bedroom overlooking the rear garden, and further afield down the valley, with recessed wardrobe with sliding doors, carpeted flooring and radiator.

En Suite Shower Room

A fabulous, brand new en suite shower room with low level w/c, handbasin with black mixer tap set in a white, high gloss vanity unit and tiled splashback. Shower cubicle with thermostatic drench shower plus additional attachment and glazed door. White wall tiling, attractive, tile effect, vinyl flooring.

Bedroom Three

10'2" x 8'9" (3.12 x 2.68)

A double bedroom to the rear of the house with recessed fitted wardrobes with sliding doors. Carpeted flooring, radiator.

Bedroom Four

14'4" x 9'3" (4.39 x 2.82)

A double bedroom to the front of the property with fitted cupboards in the eaves, carpeted flooring and radiator.

Bathroom

The owners have installed a beautiful, brand new, four-piece house bathroom including low level w/c, handbasin with black mixer tap set in vanity drawers, deep-fill bath with central, black mixer tap with recessed shelf and large, walk-in shower with thermostatic drench shower plus additional attachment, recessed shelf and glazed screen. Attractive floor and wall tiling, obscure double glazed window, wall mounted, mirrored vanity cupboard.

OUTSIDE

Garden

The house enjoys an elevated position in the cul de sac and is well set back from the road with a lovely fore garden with an area of lawn and borders with mature shrubs. Wrought iron gates to either side of the house lead to the rear garden where one finds a tiered garden with good sized lawn and patio, ideal for al-fresco dining and entertaining. Tall hedging maintains privacy.

Double Garage And Driveway Parking

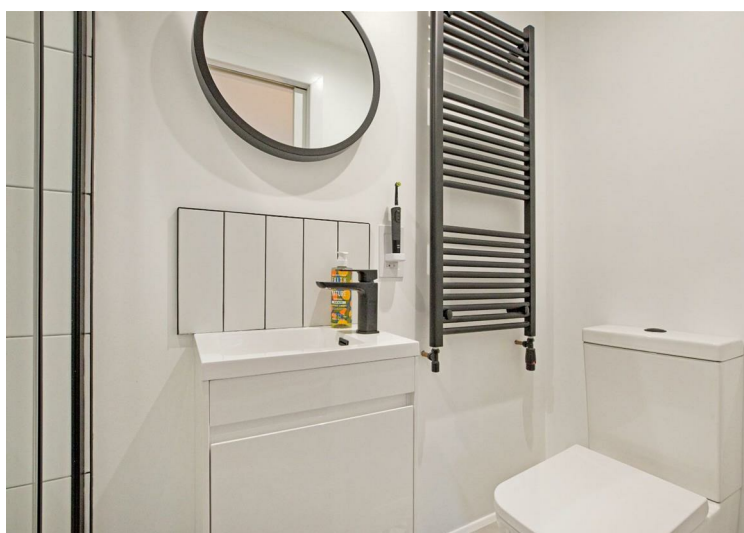
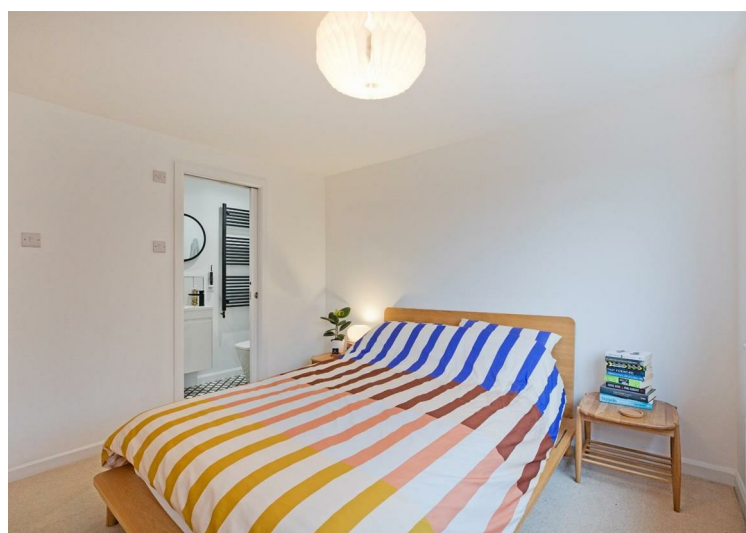
A double garage with electric up and over door, power and lighting provides additional parking or great storage. Wall mounted central heating boiler. Workshop storage area to rear with a half glazed uPVC door with double glazed side window leading out to the garden. A tarmac driveway provides parking for two vehicles.

UTILITIES AND SERVICES

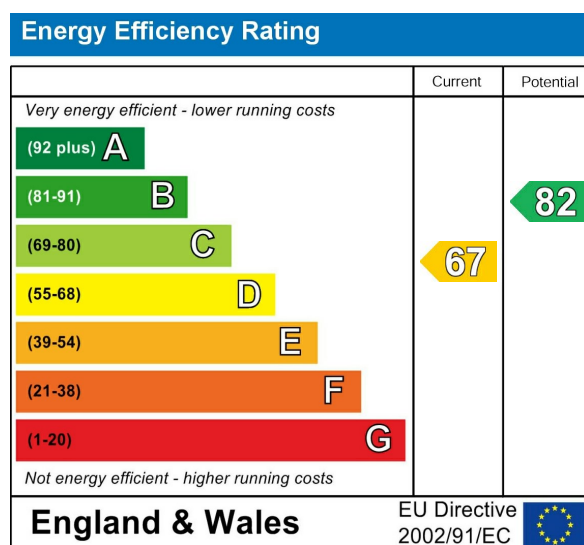
The property benefits from mains gas, electricity and drainage.

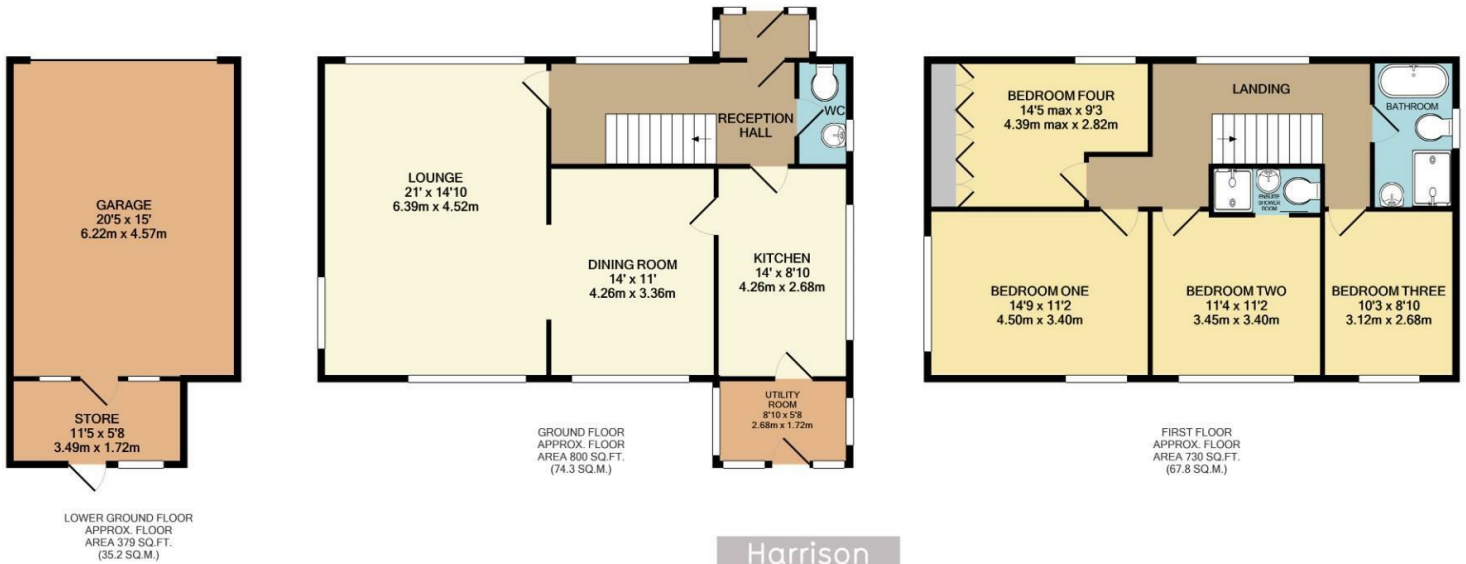
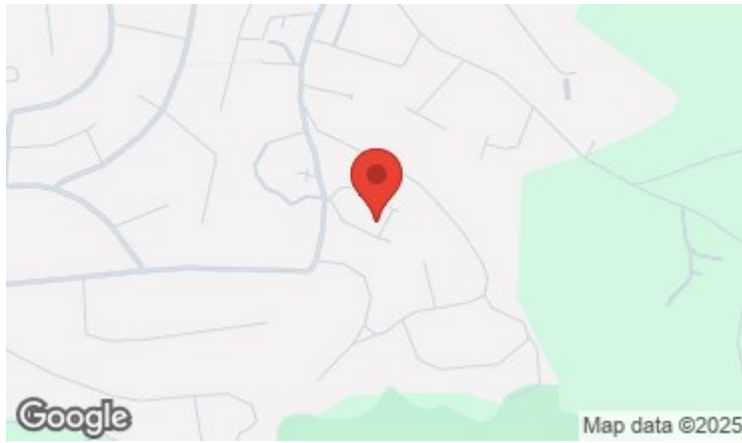
There is Ultrafast Fibre Broadband shown to be available to the property.

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



- Four Double Bedroom Detached House
- Well Presented Throughout With Brand New En Suite And House Bathroom
- Stunning Wharfe Valley Views
- Two Spacious Reception Rooms
- Double Garage And Driveway Parking
- Good Sized Garden
- Corner Plot In Cul de Sac
- Prestigious Ben Rhydding Location
- Close To Train Station And Excellent Schools
- Council Tax Band G





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TOTAL APPROX. FLOOR AREA 1909 SQ.FT. (177.3 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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Ilkley 126 Bolling Road, West Yorkshire, LS29 8PN
Tel: 01943 968 086 | Email: info@harrisonrobinson.co.uk
www.harrisonrobinson.co.uk