

# Harrison Robinson

Estate Agents



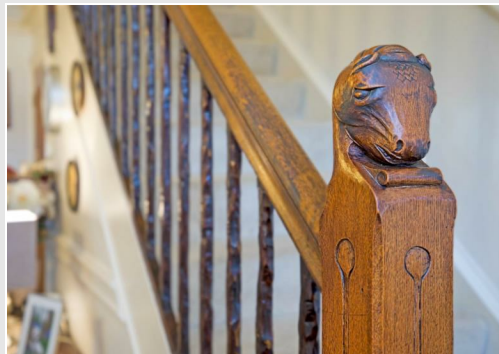
**Harcourt, 102 Ilkley Road, Burley in Wharfedale, LS29 7HH**  
**Price Guide £612,500**

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# Harcourt, 102 Ilkley Road, Burley in Wharfedale, LS29 7HH

## Price Guide £612,500



### GROUND FLOOR

#### Reception Hall

16'0" x 8'9" (4.88 x 2.69)

A smart, composite entrance door with beautiful, pictorial, stained glass encapsulated in two UPVC, opaque, double-glazed side windows opens into a generous and welcoming reception hall with parquet flooring and carpeted staircase with original oak balustrade and charming newel post with a carving of a horse. A delft rack, original 1930's internal, oak doors, dado rail and coving enhance the characterful ambiance. Radiator, telephone point and room for several items of furniture. An under stairs cupboard provides useful storage.

#### Lounge

17'0" x 13'4" (5.19 x 4.07)

This is a wonderful room of excellent proportions. UPVC, leaded, double-glazed windows allow the natural light to flood in and afford pleasant far reaching countryside views. An elegant, ornate feature fireplace with inset gas coal effect fire provides an attractive, focal point. Stripped wooden floor, radiator and TV point. Two alcoves enhance the character of this charming room. Dado rail, decorative coving and ceiling rose lend further charm. Ample space for a three-piece suite.

#### Sitting Room

15'1" x 13'5" (4.62 x 4.09)

Harcourt benefits from a second most generous reception room. This could be a formal dining room or a family room, adding to the versatility of the accommodation. A charming, UPVC framed, leaded, double-glazed, bay window with central French doors gives direct access to the patio and extensive gardens and allows for ample natural light. One's eyes are drawn to a stunning, original, brick fireplace with deep, oak, carved mantelpiece and housing an open fire. What a wonderful spot to relax in the winter whilst still being able to enjoy aspects over the beautiful garden. Carpeting, coving and radiator.

#### Living Dining Kitchen

26'8" x 22'11" (8.13 x 7.01)

A wonderfully spacious living dining kitchen ideally suited to the needs and desires of a modern family with direct access onto the patio and garden beyond through UPVC double-glazed doors. UPVC double-glazed windows make for a bright and airy atmosphere and afford wonderful aspects over the beautiful garden allowing you to keep an eye on the children whilst they play. Ample room for a large, family dining table and a small sofa and armchair. The modern, Shaker style kitchen units with wood effect, laminate worksurface over provide an abundance of storage in the base and wall cupboards not to mention useful, large, fitted shelving. Space for oven and hob with metro tiled splashback, as well as space for a slimline dishwasher and an American style fridge/freezer. A white, ceramic, sink with drainer and traditional style monobloc tap sits underneath a large window affording a lovely view over the garden. A door leads into the reception hall and a further door opens into:

#### Utility Room/W.C./Bootroom

A most practical and useful room serving a variety of purposes! A utility room with space and plumbing for a washing machine under a unit housing a stainless steel sink with monobloc tap. A further wall mounted fitted cupboard provides great storage. A low-level w/c ensures that this utility room can double up as a downstairs cloakroom. The Worcester Bosch central heating boiler is also housed here and an external timber door with small, glazed panel leads out to the side of the property making this also into a great boot room area - somewhere to kick off muddy shoes and boots after a walk in the surrounding countryside. Small window to the side elevation.

### FIRST FLOOR

#### Landing

A wide, carpeted, return staircase with original oak balustrade leads up to the half landing from a door opens into bedroom three. The principal landing area is carpeted and gives access to the remaining three double bedrooms, the house bathroom and separate w/c. Coving, dado rail and loft hatch.

#### Bedroom One

16'9" x 13'4" (5.13 x 4.07)

The largest bedroom of excellent proportions is situated to the front elevation. A large, UPVC, double-glazed, leaded window provides some lovely, far-reaching countryside views. Carpeting, radiator and TV point.

#### Bedroom Two

15'1" x 13'5" (4.62 x 4.09)

A second most spacious, double bedroom, this time to the rear of the property affording a pleasant outlook over the extensive, rear garden through the UPVC, double-glazed, leaded, bay window. Stripped wooden flooring and radiator.

#### Bedroom Three

18'11" x 8'9" (5.79 x 2.69)

Yet another good-sized, double bedroom with a UPVC, double-glazed window to the side elevation affording a pleasant moorland view. Laminate flooring, radiator and under eaves storage.

#### Bedroom Four

9'10" x 8'9" (3.00 x 2.69)

Last, but not least, a fourth, double bedroom - the smaller of the four yet still providing ample space for a small double bed so no-one in the family draws the short straw! A UPVC, double-glazed, leaded window to the front elevation allows the natural light to flood in. Carpeting and radiator.

#### Bathroom

8'9" x 8'7" (2.67 x 2.62)

A spacious, modern house bathroom comprising of a freestanding claw foot, slipper bath with floor mounted mixer tap, a large, corner, walk-in, mains thermostatic drench shower with separate hand-held shower attachment and a vanity wash basin with mixer tap providing useful storage in the double cupboard below. Chrome, ladder, towel radiator and practical laminate flooring. A multi-paned window with opaque glazing to the side elevation allows for ample natural light.

#### WC

A separate w/c with laminate flooring and dado rail. A window to the rear allows for ample natural light.

### OUTSIDE

#### Garden

To the rear of the property is a large, level garden, mainly laid to lawn with established borders and mature trees. Areas of patio offer the opportunity for al fresco entertaining or simply to sit and relax in the sunshine.

#### Garage

10'11" x 8'9" (3.35 x 2.68)

A single garage with power providing useful storage space or even room for a car!

#### Driveway Parking

The property sits back from the roadside in an elevated position. Two stone pillars stand at the entrance to the paved driveway, which provides ample room to park several vehicles. Established borders and mature trees.

### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.


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

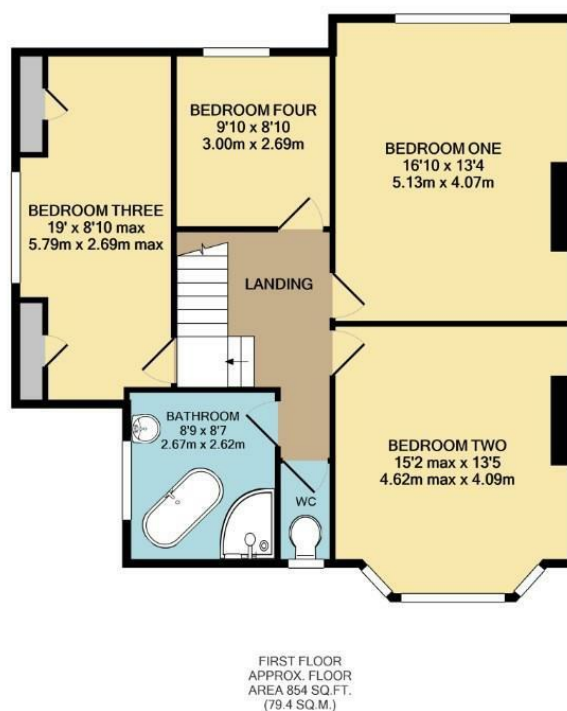
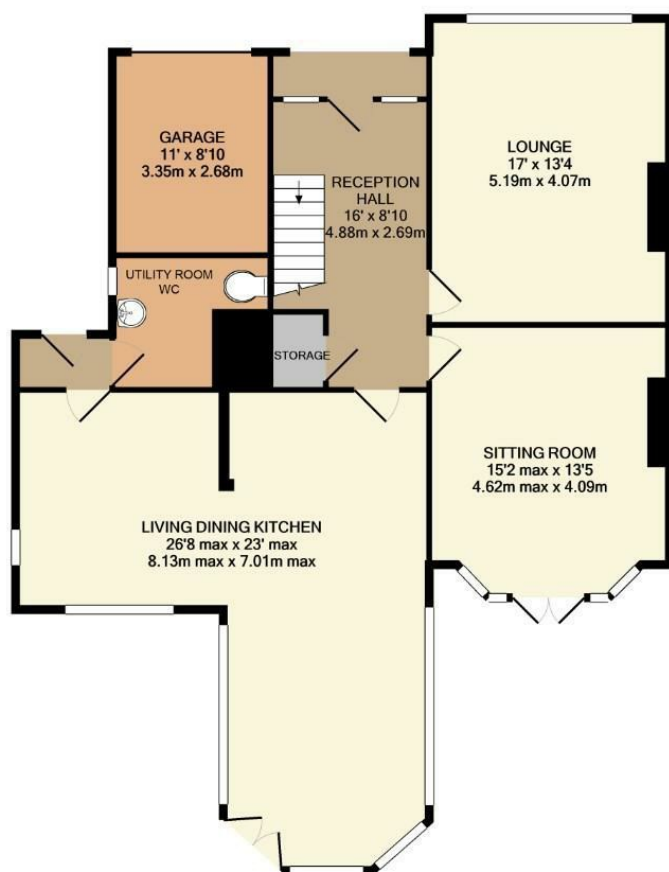
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile.

Tel: 01943 968 086



- \*\*\* NO CHAIN \*\*\*
- Characterful Four Bedroom Semi-Detached House
- Charming Original Features
- Modern Living Dining Kitchen
- Two Further Reception Rooms
- Lovely Large Level Garden
- Driveway Parking & Garage
- Fabulous Long Distance Views
- Walking Distance to Village Amenities
- Council Tax Band F

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>	72	82
(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 2035 SQ.FT. (189.1 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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