

Harrison Robinson

Estate Agents



8 Dale View, Ilkley, LS29 9BP

Price Guide £695,000

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GROUND FLOOR

Reception Hall

A smart, part glazed, uPVC entrance door opens into a welcoming and spacious reception hall with doors leading into the sitting room, living dining kitchen, pantry style, walk-in store room with shelving and power and cloakroom / W.C. Solid wood flooring, radiator. A return, carpeted staircase with smart, timber balustrading leads to the first floor of the property.

Sitting Room

16'0" x 11'2" (4.88 x 3.41)

A comfortable, light and airy room courtesy of a large, double glazed window enjoying the delightful aspect over the front, south facing garden. With solid wood flooring, radiator and log burning stove set on a stone hearth.

Living Dining Kitchen

27'6" x 11'11" (8.4 x 3.65)

A fantastic sociable space with high gloss cabinetry with stainless steel handles, granite worksurfaces and upstands incorporating a handy breakfast bar and a range of integrated appliances including an electric oven, microwave, four ring electric hob with extractor over, dishwasher and fridge. A double glazed window with inset sink with chrome mixer tap beneath, and patio doors giving access to the garden allow an abundance of natural light. The views across the valley are stunning. Downlighting, solid wood flooring. The kitchen is open to a lovely seating area with log burning stove set in a brick surround with stone hearth. Solid wood flooring, radiator, ample room for comfortable furniture. Large windows to the rear enjoy the delightful aspect over the garden. Open in turn to:

Dining Room

13'8" x 10'7" (4.17 x 3.24)

A good sized dining room with ample space for a large, family dining table with continuation of the solid wood flooring, double glazed patio doors with tall side windows, leading out to a South facing patio to the front elevation, and radiator. A high window to the side elevation allows further natural light. Glazed doors lead through to the lounge. This is a most sociable space and one can imagine many happy times with family and friends here.

Pantry

A most useful walk-in pantry off the hallway with power, lighting and shelving,

Cloakroom

With low level w/c with concealed cistern and handbasin with chrome mixer tap. Travertine wall tiling, solid wood flooring. Obscure, double glazed window, recessed cupboards.

WC Shower Room

Very well presented with low level w/c, handbasin with chrome mixer tap and shower with thermostatic shower, glazed screen and attractive wall tiling. Obscure, double glazed window, downlighting, obscure double glazed window.

FIRST FLOOR

Landing

A return, carpeted staircase with wooden balustrading leads to the first floor landing, where doors open into a modern shower room and four bedrooms, two being generous doubles, and all enjoying delightful, long distance views. Recessed cupboard providing great storage.

Bedroom One

16'6" x 12'9" (5.05 x 3.91)

A generous double bedroom to the front of the property with carpeted flooring, window affording wonderful views up to Ilkley Moor and radiator. Wardrobes, space to potentially add an en suite, if desired.

Bedroom Two

16'0" x 10'11" (4.88 x 3.35)

A second, good sized double bedroom to the front elevation, enjoying delightful views. Carpeted flooring, radiator, wardrobes.

Bedroom Three

9'4" x 8'10" (2.87 x 2.70)

A small double bedroom to the rear of the house with carpeted flooring, radiator and double glazed window affording stunning, long distance views.

Bedroom Four

9'4" x 6'7" (2.87 x 2.03)

A single bedroom with carpeted flooring, double glazed window enjoying far reaching views and radiator.

OUTSIDE

Garden

The property enjoys a good sized garden and is well set back from the road with a lawned and gravelled fore garden with mature shrubs and pond. To the rear one finds a delightful family friendly garden with large patio, ideal for al fresco dining, and good sized lawn with attractive shrubs and planting. A greenhouse is perfect for keen gardeners to potter.

Driveway Parking

A smart block paved driveway provides parking for up to four vehicles.

Garage

17'3" x 8'6" (5.26 x 2.60)

A single garage with up and over door and door to the rear with power, plumbing and lighting, also housing the gas central heating boiler.

UTILITIES AND SERVICES


The property benefits from mains electricity and drainage.

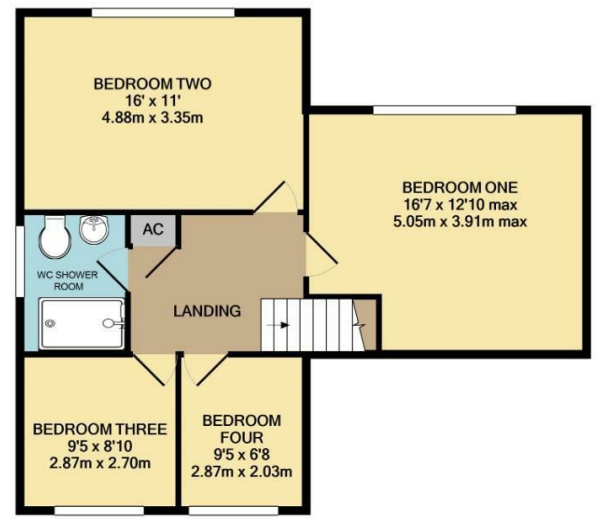
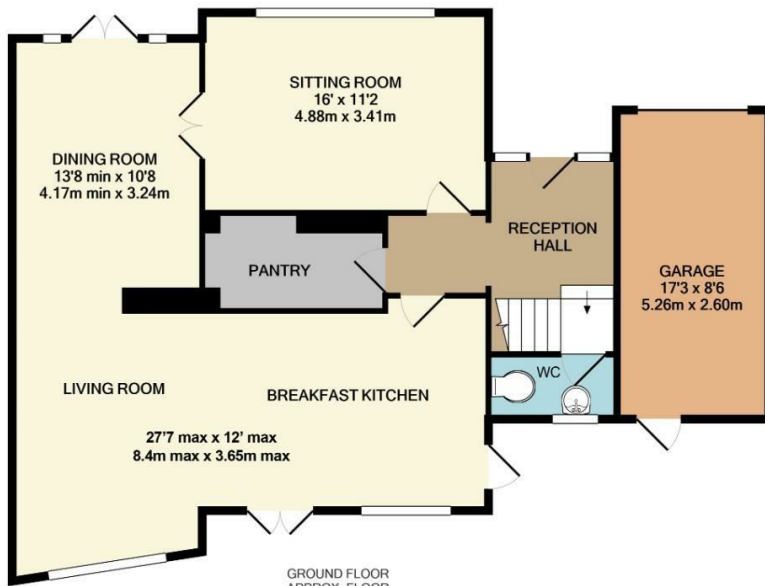
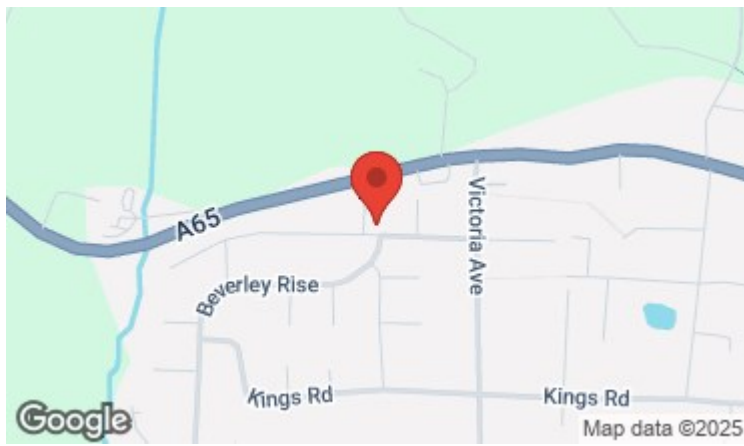
Ultrafast Fibre Broadband is shown to be available to this property.

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



- Four Bedroom Detached Family House
- Very Well Presented Throughout
- Three Reception Rooms, Two With Log Burning Stoves
- Modern Living Dining Kitchen With Access To The Garden
- Delightful Long Distance Views To Front And Rear
- Ample Driveway Parking
- Good Sized Well Maintained Gardens
- Close To Excellent Schools
- Walking Distance To Central Ilkley And Train Station
- Council Tax Band F

| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 80 |
| (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 1659 SQ.FT. (154.1 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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