

# Harrison Robinson

Estate Agents



**59 Kings Road, Ilkley, LS29 9BZ**

**Price Guide £785,000**

 5  2  3  C





# 59 Kings Road, Ilkley, LS29 9BZ

## Price Guide £785,000



### GROUND FLOOR

#### Reception Hall

14'6" x 12'0" (4.42 x 3.66)

A smart, composite entrance door with glazed panels and side windows opens into a generous, welcoming reception hall. With ample room for furniture and doors leading into the lounge, breakfast kitchen and spacious dining room this is a great spot to welcome family and friends. Carpeted flooring, radiator, recessed cupboard to alcove. A return, carpeted staircase with timber balustrading leads to the first floor landing.

#### Dining Room

20'6" x 12'0" (6.25 x 3.66)

A generously proportioned reception room, currently utilised as a formal dining room, with carpeted flooring, double glazed windows to the front and side elevations and two radiators. Downlighting, glazed window to the rear hall. This is a fabulous room and one can imagine many happy times entertaining friends and family here.

#### Lounge

16'9" x 14'0" (5.13 x 4.27)

A beautifully presented, dual aspect lounge with bay window overlooking the charming front garden and affording long distance, countryside views. Sliding, double glazed patio doors lead out to the lawned garden to the side elevation. Coal effect gas fire in an attractive, stone surround with stone hearth, carpeted flooring and radiator.

#### Family Room

A spacious and comfortable third reception room with two, double glazed windows enjoying a delightful view over the charming, south facing garden. Carpeted flooring, fitted cupboards and shelving, coal effect, electric fire in a timber surround with marble hearth. Two radiators, downlighting, coving. This room would work equally well as a playroom or home office, if needed.

#### Breakfast Kitchen

14'5" x 9'11" (4.4 x 3.04)

A light and airy breakfast kitchen with a large, double glazed window affording a delightful view of the South facing rear garden. Fitted with a range of cream, Shaker style cabinetry with metal handles, granite worksurfaces and attractive wall tiling to splashbacks. Integrated appliances include fridge freezer, freestanding dishwasher and electric oven with four ring hob and stainless steel extractor over. Downlighting, Karndean flooring, radiator. A one and a half bowl stainless steel sink with chrome mixer tap. Doors open to the family room, rear porch and hall to the rear, leading to the utility room, shower room and double bedroom.

#### Hall

A hallway off the kitchen leads to the rear guest suite, which the current owners added, comprising a spacious utility room, modern, three-piece shower room and double bedroom. Karndean flooring, double glazed window looking out over the rear garden.

#### Utility Room

10'2" x 8'5" (3.12 x 2.58)

A spacious utility room with space and plumbing for a washing machine and tumble dryer beneath a fitted worksurface with cream, Shaker style cabinetry. Space for a tall fridge freezer, continuation of the Karndean flooring, ceiling lights, cupboard housing the gas central heating boiler.

#### Shower Room

Smartly presented with low-level W.C. with concealed cistern, large hand basin set in a pale wood effect vanity unit with a chrome mixer tap, tiled splashback and wall mirror over. Large, walk-in shower with thermostatic drench shower plus additional attachment, mosaic style wall tiling and fixed, curved, glazed screen. Tall, contemporary styled radiator, downlighting, extractor. Tall fitted drawers, glass shelf and cupboard.

#### Guest Bedroom

12'11" x 10'0" (3.96 x 3.06)

A good sized double bedroom with carpeted flooring, radiator and double glazed windows looking out over the charming rear garden.

#### Rear Porch

A useful area off the kitchen with wooden flooring, double glazed windows and half glazed timber door leading out to the delightful garden. Ceiling light, tall cupboard with shelving providing great storage.

### FIRST FLOOR

#### Landing

A return carpeted staircase with timber balustrading leads to the large first floor landing. Doors open to four bedrooms, the house bathroom and a useful, recessed cupboard with shelving. Carpeted flooring, downlighting, double glazed window to the rear overlooking the garden. A hatch with fitted, pull down ladder gives access to a part boarded loft.

#### Bedroom One

18'0" x 12'0" (5.49 x 3.66)

A generously proportioned master bedroom with double glazed windows to the front elevation enjoying fantastic Wharfe Valley views with a direct view across to Beamsley Beacon. Carpeted flooring, range of floor to ceiling fitted wardrobes, downlighting, radiator.

#### Bedroom Two

16'9" x 9'8" (5.13 x 2.95)

A great sized double bedroom, again to the front elevation, with a double glazed window enjoying the wonderful, far reaching views. Carpeted flooring, a range of solid wood fitted wardrobes, cupboards and shelving. Carpeted flooring, radiator and downlighting.

#### Bedroom Three

16'9" x 9'8" (5.13 x 2.95)

A spacious, third double bedroom, currently arranged as a home office, with double glazed windows to the rear and side elevations enjoying fantastic views, carpeted flooring and radiator. Range of bespoke, fitted cupboards and shelving providing ample storage.

#### Bedroom Four

10'3" x 9'4" (3.14 x 2.86)

A large single bedroom or small double bedroom to the front of the property with double glazed window enjoying the wonderful views, carpeted flooring and radiator.

#### Bathroom

A good sized and very well presented, four-piece house bathroom with low-level W.C. with concealed cistern set in Shaker style vanity drawers and cupboards with a granite effect surface and wall mirror with downlighting over. Hand basin with chrome mixer tap set in a matching vanity cupboard, bidet and panel bath with thermostatic shower, attractive wall tiling and downlighting. Cream, ladder style, heated towel rail, obscure, double glazed window to rear.

### OUTSIDE

#### Garden

The property occupies a substantial plot enjoying gardens to front, side and rear elevations comprising areas of level lawn, large, South facing stone patio, ideal for al fresco dining and entertaining, borders housing mature plants and shrubs, attractive pond and mature trees. This is a well established, sizeable garden, ideal for entertaining and relaxing.

#### Driveway Parking

A smart block paved driveway provides ample off-road parking.

#### Garage And Carport

A single garage with up and over door provides excellent storage, whilst a carport in front of the garage is a useful addition.

### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.


There is Ultrafast 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.

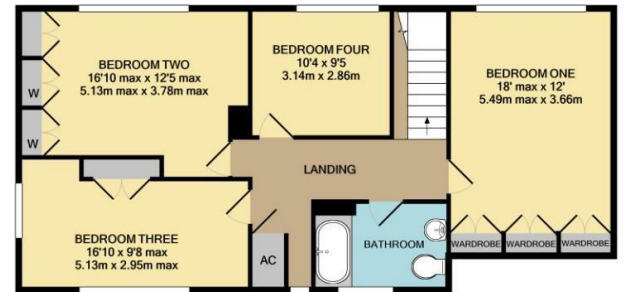
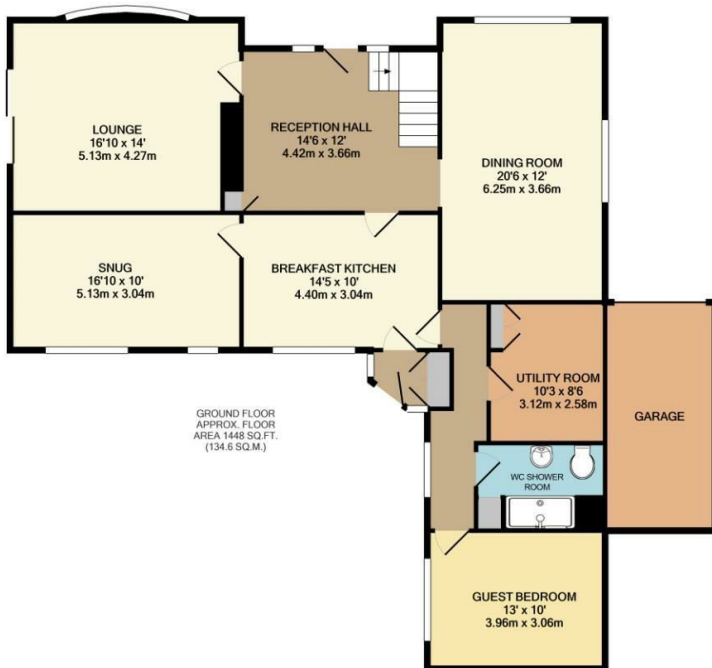
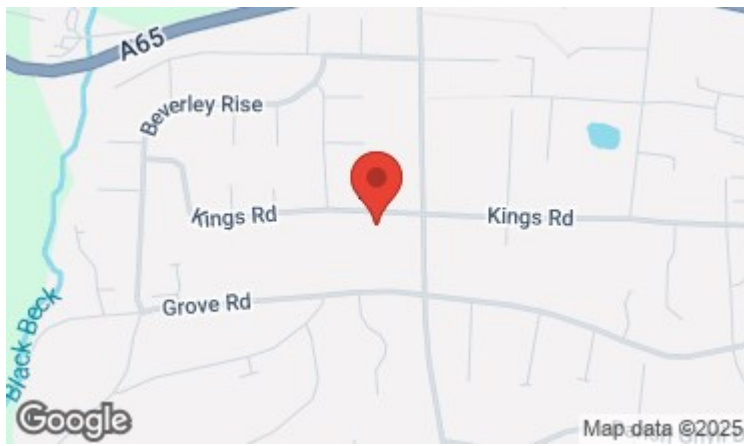
**Tel: 01943 968 086**



- Delightful Five Bedroom Detached House
- Highly Regarded Ilkley Location
- Three Spacious Reception Rooms
- Lovely Plot With South Facing Garden
- Light And Airy Breakfast Kitchen
- Wonderful Long Distance Views
- Smart Block Paved Driveway Providing Ample Parking
- Walking Distance To Excellent Schools And Train Station
- Council Tax Band G

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>	73	81
(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 	





**Harrison  
Robinson**  
Estate Agents

TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 2165 SQ.FT. (201.2 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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Ilkley 126 Bolling Road, West Yorkshire, LS29 8PN  
Tel: 01943 968 086 | Email: [info@harrisonrobinson.co.uk](mailto:info@harrisonrobinson.co.uk)  
[www.harrisonrobinson.co.uk](http://www.harrisonrobinson.co.uk)