

Harrison Robinson

Estate Agents



5 High Wheatley, Ilkley, LS29 8RX

£875,000

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GROUND FLOOR

Entrance Porch

Timber framed, double-glazed double doors with side windows open into a generous entrance porch, which is bright and airy - a lovely, welcoming environment in which to greet family and friends. Practical, ceramic, tiled floor. Downlighting. A half-glazed door opens into:

Reception Hall

A most generous reception hall with doors leading to all the principal ground floor rooms. Coving, carpeting and two radiators. Space for several items of furniture. Large walk-in cloaks cupboard. A carpeted return staircase leads to the first floor.

Lounge

20'2" x 14'0" (6.15 x 4.27)

A room of great proportions benefitting from large dual aspect windows allowing the natural light to flood in. French doors with side panel enhance the bright atmosphere and provide access onto a covered patio area. This sitting room has a lovely, relaxing feel with aspects over the beautiful gardens. A coal effect gas fire sitting within a black, marble hearth with brass fittings provides an attractive, focal point. Coving, carpeting, two radiators and TV point. A few shallow steps lead down into:

Dining Room

13'3" x 10'11" (4.06 x 3.33)

A spacious, dual aspect dining room with room for a large, family dining table. Coving, radiator and carpeting. Double, multi-paned doors open into the reception hall providing a lovely flow to the reception space - ideal for entertaining.

Breakfast Kitchen

18'9" x 10'0" (5.74 x 3.06)

A great-sized, bright and airy breakfast kitchen courtesy of the two large windows to the rear elevation. Fitted with a comprehensive range of smart, wooden fronted base and wall units incorporating a glazed, display unit. Complementary laminate work surface over incorporating a double stainless steel sink with monobloc tap and drainer sitting beneath a window affording a pleasant aspect over the private garden. Tiled splashback and tile effect vinyl flooring. A breakfast bar/table provides seating for up to four. Appliances include an electric oven with ceramic hob, a Miele dishwasher and a Miele integrated fridge. Handy serving hatch into the dining room. A multi-paned, glazed door opens into the reception hall and a door leads into the utility room. Downlighting and wall heater.

Sitting Room

15'0" x 10'9" (4.58 x 3.30)

A good-sized sitting room accessed from both the reception hall and the utility room. This second reception room could serve a variety of uses as a snug, study, playroom or even a bedroom. Two windows to the front elevation provide a lovely view over the garden. Bespoke fitted furniture incorporating bookshelves and cupboards. Carpeting and radiator. Room for two small sofas.

Utility Room

9'10" x 8'0" (3.00 x 2.44)

A spacious utility room with a half glazed door leading out to the patio and garden and dual aspect windows making for a bright atmosphere. Space and plumbing for a washing machine and space for a tumble drier and a large chest freezer if desired. Fitted units matching those of the kitchen with complementary laminate work surface over incorporating a stainless-steel sink and drainer with monobloc tap and tiled splashback. A cupboard houses the Worcester Bosch central heating boiler. Ceramic, tiled floor.

W.C.

A good-sized cloakroom/w.c. fitted with a vanity washbasin and low-level w.c.. Tiled to the walls with charming motif accent tiles. Carpeted flooring and radiator. A window with opaque glazing allows for ample natural light.

FIRST FLOOR

Landing

A broad return carpeted staircase with oak spindle balustrade leads to the first floor carpeted landing. A large window allows the natural light to flood in. A good-sized linen cupboard provides ample storage and a further cupboard houses the hot water tank as well as providing further shelving for towels and linen. Coving, radiator and loft hatch.

Master Bedroom

14'6" x 10'9" (4.44 x 3.29)

A spacious Master bedroom benefitting from dual aspect windows making for a bright atmosphere and affording a pleasant aspect. Modern, fitted wardrobes, carpeting and radiator.

En Suite

A good-sized en suite consisting of a modern, white suite incorporating a panel bath with central mixer tap, a vanity basin with cupboards beneath and a concealed cistern w/c. Further fitted wardrobes matching those of the Master bedroom and contemporary style vertical radiator. A large window allows the light to flood in. Fully tiled to the walls and carpeted flooring.

Bedroom Two

14'7" x 10'2" (4.45 x 3.12)

A spacious, double bedroom to the rear elevation with a window affording a lovely outlook. Fitted wardrobes, radiator and carpeted flooring.

Bedroom Three

12'3" x 10'2" (3.74 x 3.12)

Yet another great-sized, double bedroom benefitting from dual aspect windows, one of which affords the most spectacular far reaching view across the valley. Circular vanity basin with surface mounted mixer tap sitting on a large unit incorporating plentiful storage. Fitted wardrobes, radiator, carpeting and wall lights.

Bedroom Four

10'9" x 8'4" (3.30 x 2.56)

Last, but by no means least, a fourth small double or large single bedroom enjoying that superb, valley view through one of the two windows. Fitted wardrobes (this house is certainly not short of storage!), carpeting and radiator.

House Bathroom

11'0" x 7'1" (3.36 x 2.16)

A great-sized, luxury, stylish four piece house bathroom comprising of a Villeroy and Boch vanity washbasin with mixer tap, a Villeroy and Boch concealed cistern w/c, a bath and a large, walk-in shower cubicle with glazed door and mains thermostatic shower. Fully tiled to the walls and floor with underfloor heating. Chrome, ladder, towel radiator and downlighting. Window with opaque glazing.

OUTSIDE

Gardens

The 'jewel in the crown' is the plot of this lovely, family home, which enjoys generous, beautifully tended gardens to all sides with established planting of shrubs and flowers - a riot of colour in the spring, summer and early autumn. The wrap around gardens to the sides and rear are incredibly private - a wonderful environment in which children can play to their hearts' content and parents relax and entertain friends and family with level lawns and patio areas.

Garage and Driveway

A large, double garage with remote control door providing space to park two cars and room to store all the family paraphernalia. A sweeping driveway with two entrances provides ample parking.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

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


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

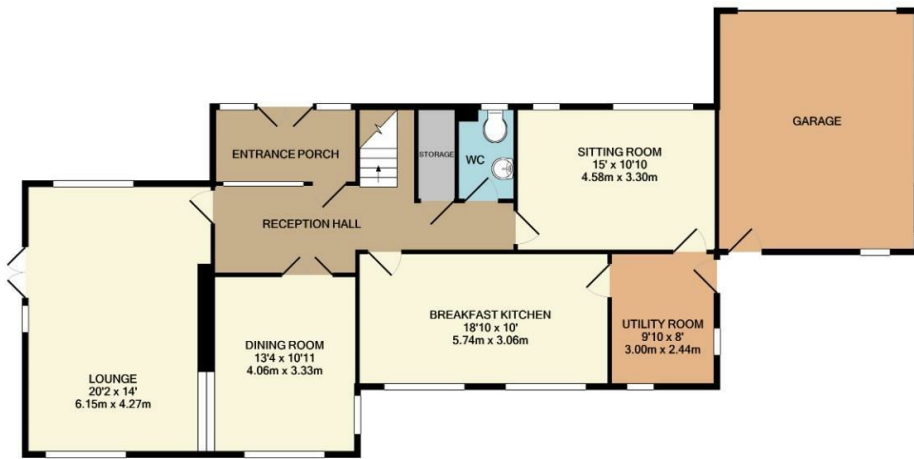
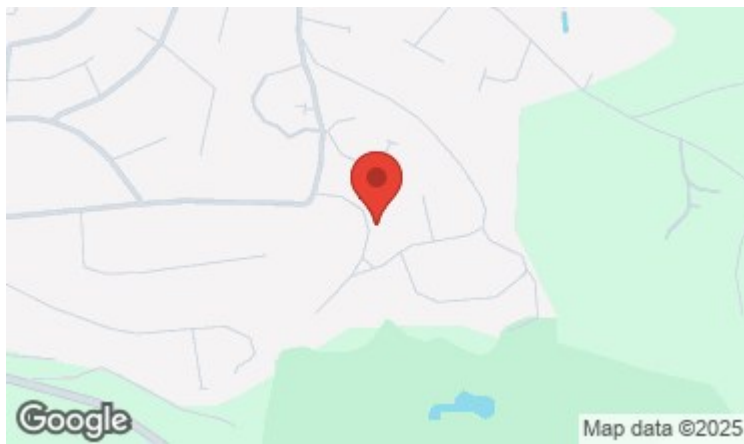
Tel: 01943 968 086



- Beautiful Four Bedroom Detached House
- Substantial Plot With Lawned Gardens And Mature Shrubs
- Immaculate Presentation Throughout
- Three Reception Rooms
- En Suite To Master Bedroom
- Beautiful Far Reaching Views
- Ample Driveway Parking And Garage
- Walking Distance To Train Station And Excellent Schools
- Council Tax Band G

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(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 	

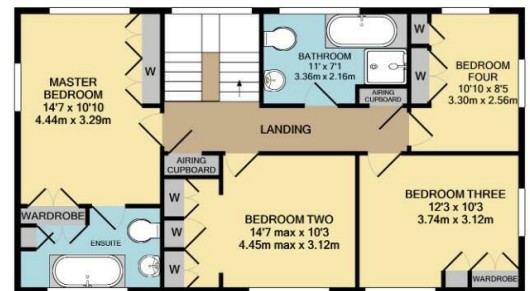


GROUND FLOOR
APPROX. FLOOR
AREA 1382 SQ.FT.
(128.4 SQ.M.)

**Harrison
Robinson**
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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1897 SQ.FT. (176.3 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.



FIRST FLOOR
APPROX. FLOOR
AREA 785 SQ.FT.
(72.9 SQ.M.)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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