

# Harrison Robinson

Estate Agents



**Briarfield, 11 Clifton Road, Ilkley, LS29 8TT**

**Price Guide £1,975,000**

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### GROUND FLOOR

#### Entrance Porch

Solid timber doors open into a welcoming entrance porch with ample space for coats and shoes with a timber fitted bench. Traditional style radiator, attractive floor tiling. A timber door with obscure glazed side panels and transom light opens into:

#### Reception Hall

An impressive reception hall with grand return staircase leading to the upper floors of the property. Beautiful wooden flooring, traditional style radiator. High ceilings with coving add to the feeling of space. Doors open into three reception rooms, the beautiful, extended living dining kitchen and cloakroom. A further door opens to a staircase leading to the lower ground floor of the property.

#### Living Dining Kitchen

227" x 151" & 208" x 135" (6.9 x 4.6 & 6.3 x 4.1)

Wow! One cannot fail to be impressed by this stunning, extended living dining kitchen incorporating the recent addition of a beautiful glass room with roof lantern, and floor to ceiling, double glazed sliding doors opening out onto the garden. Fitted with a wide range of solid wood, grey, Shaker style cabinetry, handmade by Harvey Jones of Harrogate, with a full complement of high quality, Miele, integral appliances including dishwasher, two electric ovens, one microwave combination oven, wine cooler and space for an American style fridge freezer. Quartz surfaces and an island incorporating a four ring induction hob and curved, fitted seating area add to the luxurious feel. Bespoke fitted cupboards/bar, large, pantry style cupboard. A double, Belfast style sink with brushed gold, boiling Fohen tap beneath two, tall sash windows. Italian, porcelain floor tiling with underfloor heating. Downlighting, Sonos speaker system, attractive pendant lighting. This really is a beautiful room, perfect for entertaining family and friends, bringing the outside in in warmer months.

#### Lounge

204" x 155" (6.2 x 4.7)

A generously proportioned lounge with large bay window overlooking the front garden. Wooden flooring, wall panelling to half height, picture rail and beautiful, decorative ceiling with ceiling rose. Original timber fireplace with tiled hearth and open fire.

#### Snug

164" x 135" (5.0 x 4.1)

A dual aspect sitting room with tall windows enjoying beautiful views and allowing ample natural light. Wooden flooring, decorative ceiling, original, marble fireplace with tiled hearth, traditional style radiator.

#### Family Room / Playroom

194" x 149" (5.9 x 4.5)

A third reception room, flexible in use, currently utilised as a play room with carpeted flooring, double glazed bay window enjoying a fantastic view across the Wharfe Valley. Carpeted flooring, traditional style radiator, fitted shelving to one alcove.

#### Cloakroom

A spacious room with traditional style, high-level W.C. and pedestal handbasin with chrome taps. Attractive wall panelling to half height, feature wallpaper, downlighting, extractor. Traditional style, heated towel rail, two sash windows looking out across the valley to the rear.

### LOWER GROUND FLOOR

#### Hall

A carpeted staircase with handrail and low-level lighting leads to the lower ground floor of the property, where one finds a fantastic cinema room, large utility room, home office, cloakroom and triple garage. Cupboards provide great storage. Wood effect flooring, traditional style radiator, downlighting. A timber door leads to the outside of the property.

#### Cloakroom

With low-level W.C. and handbasin with chrome mixer tap set in a vanity cupboard. Wood effect flooring, extractor, downlighting.

#### Cinema Room

184" x 141" (5.6 x 4.3)

A home cinema room with large, wall mounted cinema screen, carpeted flooring and radiator. Windows to the rear, Sonos speakers, downlighting, LED lighting. Additional window to the side elevation.

#### Home Office

145" x 710" (4.4 x 2.4)

A great room for those working from home with a range of bespoke, solid wood fitted cabinetry, incorporating a corner desk, cupboards, drawers and shelving. Wood effect flooring, traditional style radiator, downlighting. Two double glazed sash windows overlooking the rear garden.

#### Utility Room

145" x 910" (4.4 x 3.0)

A large utility room fitted with bespoke, solid wood cabinetry with space and plumbing for a washing machine and tumble dryer with Quartz work surfaces and upstands. Double Belfast sink with brushed gold mixer tap, extractor, downlighting. A range of cupboards provide ample storage with charming, fitted seating area. Contemporary style radiator.

#### Garage

272" x 188" (8.3 x 5.7)

An integral, triple garage with two, electric, up and over doors, power, lighting and two radiators. Downlighting, ample storage.

### FIRST FLOOR

#### Landing

A wide staircase with carpet runner and original balustrading leads to a half landing, where there is a beautiful stained glass window to the rear with original panelling beneath. The spacious first floor landing area gives access to the house bathroom and three bedrooms, the master incorporating a large dressing room and fabulous ensuite bathroom. Carpeted flooring, traditional style radiator. The grand staircase continues to the second floor of the property.

#### Master Bedroom

208" x 155" (6.3 x 4.7)

A generous master bedroom with bay window to the front elevation enjoying fabulous views up to Ilkley Moor. Carpeted flooring, traditional style radiator, original, marble fireplace. A further window enjoys far reaching views across the valley. Door into:

#### Dressing Room

155" x 125" (4.7 x 3.8)

A most spacious room incorporating floor to ceiling fitted wardrobes with central unit with fitted drawers, display case and upholstered seat. Two, traditional style radiators beneath double glazed sash windows, again enjoying Wharfe Valley views. Carpeted flooring, downlighting, door into:

#### En Suite Bathroom

155" x 910" (4.7 x 3.0)

Wow, a beautifully presented, spacious, dual aspect, ensuite bathroom with traditional style, low level W.C., two, circular handbasins with chrome mixer taps set on a marble surface with bespoke vanity units beneath. Deep, freestanding bath with telephone style shower attachment and large, walk-in shower with thermostatic drench shower and fixed glazed screen. Attractive, grey Metro tiling to half height, complementary floor tiles with underfloor heating. Traditional style, heated towel rail, downlighting, extractor. Tall, double glazed sash windows enjoy a fabulous view across the valley.

#### Bedroom Two

168" x 139" (5.1 x 4.2)

A good sized, dual aspect double bedroom to the front of the property with carpeted flooring, traditional style radiator and fitted cupboard to one corner.

#### Bedroom Three

151" x 149" (4.6 x 4.5)

A generous, dual aspect double bedroom to the rear of the property with carpeted flooring, traditional style radiator and tall sash windows, again enjoying the fabulous views across the valley.

#### Bathroom

A three-room bathroom with traditional style, low-level W.C., pedestal handbasin with chrome taps and panel bath with thermostatic drench shower plus additional attachment. Attractive Metro tiling to half height, complementary, black and white floor tiles with underfloor heating, traditional style, chrome, heated towel rail. Downlighting, extractor, obscure, glazed sash window.

### SECOND FLOOR

#### Landing

A return staircase with beautifully crafted timber balustrading leads to the spacious second floor landing of the property. Two Veluxes enjoy stunning Wharfe Valley views. Exposed beam, downlighting. Doors open into three bedrooms, two served by en suite facilities, and a shower room.

#### Bedroom Four


174" x 155" (5.3 x 4.7)

A beautifully presented, spacious double bedroom to the front of the property with windows enjoying lovely views up to Ilkley Moor in addition to Veluxes allowing further natural light. Carpeted flooring, traditional style radiator, original, cast iron fireplace. Exposed beams, door into:

Tel: 01943 968 086



- Beautiful Six Double Bedroom Detached Victorian Residence
- Fully Renovated To A Superb High Standard Throughout
- Superb Extended Living Dining Kitchen With Bespoke Cabinetry
- Five Reception Rooms Including A Home Cinema
- Five Bathrooms With Three Bedrooms Served By En Suite Facilities
- Beautiful Original Features
- Stone Built Home Gym
- Integral Triple Garage And Gated Driveway 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>	69	79
(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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