

Harrison Robinson

Estate Agents



39 Kings Road, Ilkley, LS29 9AR

£950,000

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GROUND FLOOR

Reception Hall

A smart, soft grey composite door with side window opens into a most welcoming reception hall with attractive tiled flooring, traditional style radiator and doors opening into the dining kitchen, utility room, sitting room, family room and beautifully presented W.C/ Cloakroom. Useful, recessed understairs cupboard. A carpeted staircase leads to the first floor of the property.

Living Room

23'1" x 21'1" (7.06 x 6.45)

A beautifully presented, generously proportioned living room with double glazed windows with plantation shutters and two sets of double glazed sliding doors leading out to the south facing garden. Solid wood flooring, two radiators, recessed log burning stove on a slate hearth, downlighting. With ample room for comfortable furniture this is a great room for entertaining family and friends.

Sitting Room

17'11" x 12'0" (5.48 x 3.66)

A great sized, second reception room or third bedroom, if needed, with solid wood flooring, radiator and double glazed sliding doors leading out to the delightful garden. A double glazed circular window is a delightful feature. This room is most flexible in use and could be a formal dining room/home office, if needed.

Dining Kitchen

20'0" x 11'8" (6.10 x 3.56)

A dining kitchen fitted with a range of pale wood effect cabinetry with stainless steel handles, granite worksurfaces and stone effect splashbacks. Appliances include electric oven, dishwasher, four ring induction hob with mosaic styled splashback and glass and stainless steel extractor over. Space for an American style fridge freezer. One and a half bowl, stainless steel sink with chrome mixer tap beneath double glazed windows with plantation shutters. Two, further windows allow a good amount of natural light. There is ample space for a dining table, high quality, LVT flooring, downlighting.

Utility Room

11'7" x 5'1" (3.55 x 1.57)

An immaculately presented utility room with space and plumbing for a washing machine and two further appliances, fitted with a range of beautiful white cabinetry (with a cupboard housing the recently installed gas central heating boiler) with complementary worksurfaces, upstands and attractive, tiled splashbacks. Complementary floor tiles, radiator, coving, double glazed window to side elevation.

WC / Cloakroom

14'7" x 6'9" (4.45 x 2.06)

A beautifully presented W.C./cloakroom with low-level W.C., handbasin with wall mounted controls and chrome mixer tap set in a beautiful, bespoke timber unit with Quartz worksurface. Tall, Shaker style fitted units with shelving and hanging rails, attractive, ceramic floor tiling. Traditional style radiator, attractive, circular feature window. Downlighting.

FIRST FLOOR

Landing

A carpeted staircase with timber balustrading leads to the first floor landing of the property, where doors open into two, good sized double bedrooms, the immaculate house bathroom and recessed cupboard housing the water tank. High-level double glazed window, hatch leading to the loft space.

Master Bedroom

14'9" x 11'1" (4.50 x 3.40)

A generously proportioned, dual aspect master bedroom with carpeted flooring, radiator and double glazed windows with plantation shutters enjoying far reaching views. A range of smart fitted wardrobes and shelving, door into:

En Suite Shower Room

A very stylish, contemporary styled ensuite shower room with low-level W.C., handbasin with chrome mixer tap set in high gloss vanity drawers and shower cubicle with thermostatic shower, folding glazed doors and attractive, Metro style tiling to walls. Downlighting, attractive, tile effect flooring, obscure, double glazed window to side elevation.

Bedroom Two

17'11" x 16'4" (5.48 x 5.00)

A second, very spacious double bedroom with carpeted flooring, traditional style radiator and double glazed windows to the rear of the property with half height plantation shutters. Two further windows to the side elevations allow natural light. Floor to ceiling fitted wardrobes with shelving and hanging rails providing excellent storage.

Bathroom

11'7" x 6'5" (3.55 x 1.96)

A beautiful, three-piece house bathroom with low level w/c, handbasin set in a bespoke, timber vanity unit with wall mounted controls and marble splashback and bath with thermostatic shower over, glazed screen and mosaic style wall tiling. Traditional style heated towel rail, attractive ceramic floor tiling, obscure double glazed window, downlighting.

OUTSIDE

Gardens

The property enjoys a good sized, level, South facing garden accessed from both the living room and sitting room with a large area of lawn and spacious stone patio area, ideal for outdoor furniture and alfresco dining. Stone walling and smart fencing maintain privacy, whilst borders provide space for attractive shrubs and planting. This is a great, safe garden for children to play and adults to relax and entertain.

Garage

17'3" x 16'7" (5.26 x 5.06)

The property benefits from a stone built double garage with electric, up and over door, power and plumbing providing excellent storage or additional parking, if needed.

UTILITIES AND SERVICES


The property benefits from mains gas, electricity and drainage.

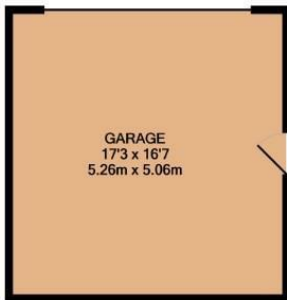
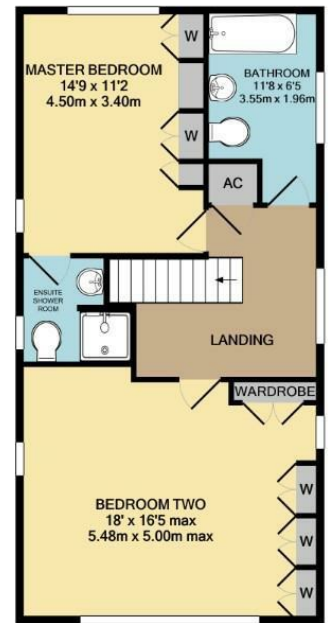
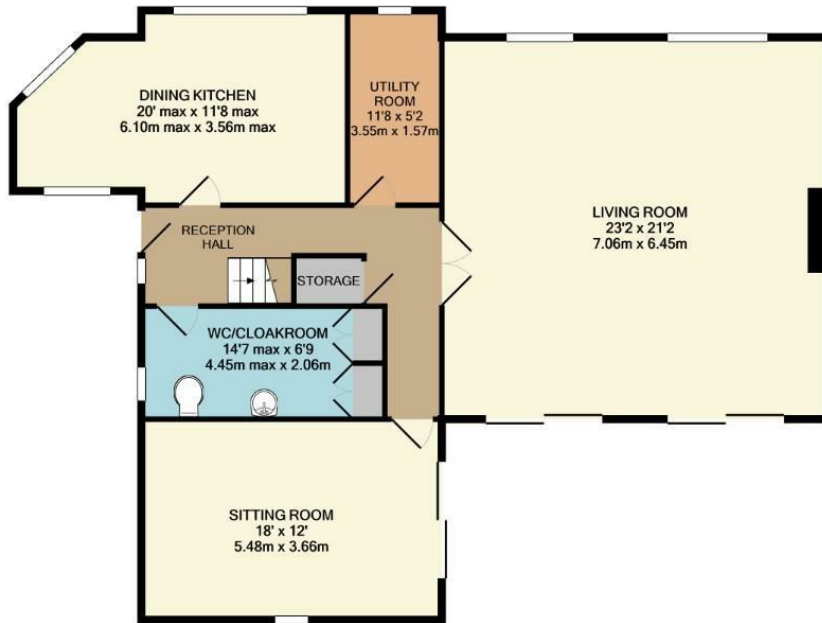
There is Ultrafast Fibre Broadband shown to be available to this property.

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



- Stunning Two/Three Bedroom Semi Detached House
- Good Sized Level South Facing Garden
- Recently Updated To An Exceptional Standard Throughout
- Beautiful En Suite Facilities
- Immaculate House Bathroom
- Dining Kitchen
- Generous Lounge With Patio Doors To Garden
- Walking Distance To Ilkley Centre And Train Station
- Driveway Parking and Double Garage
- Council Tax Band G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(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 1526 SQ.FT.
(141.8 SQ.M.)

FIRST FLOOR
APPROX. FLOOR
AREA 655 SQ.FT.
(60.9 SQ.M.)

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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.



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