

Harrison Robinson

Estate Agents



Vikedale, 12 Manor Rise, Ilkley, LS29 8QL

£699,950

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GROUND FLOOR

Reception Hall

15'1" x 12'0" (4.62 x 3.66)

A half glazed UPVC door with side window opens into a spacious and welcoming reception hall. Doors open into the lounge, kitchen, two double bedrooms, one currently arranged as a sitting room, and a three-piece shower room. Carpeted flooring, radiator. An open tread, timber staircase leads to the first floor of the property.

Sitting Room

16'0" x 10'2" (4.88 x 3.12)

A great sized room, currently arranged as a sitting room, overlooking the rear garden with carpeted flooring, radiator, double glazed window and fitted shelving. This would work equally well as a spacious double bedroom.

Lounge

15'6" x 11'11" (4.74 x 3.64)

A comfortable room to the front of the property with large double glazed window affording fabulous, far reaching views across the valley. Carpeted flooring, vented heating, open to the dining room.

Dining Room

10'0" x 10'0" (3.05 x 3.05)

A lovely space with ample room for a family dining table with a door leading to the kitchen and with uPVC, double glazed patio doors opening to the garden room. A double glazed window to the side elevation allows natural light. Carpeted flooring, vented heating.

Kitchen

11'0" x 10'2" (3.36 x 3.10)

Fitted with a range of base and wall units with complementary work surfaces and tiled splashbacks. Space for undercounter appliances, a stainless steel sink and drainer with chrome mixer tap sits beneath a double glazed window overlooking the garden. Tile effect vinyl flooring, radiator. A half glazed uPVC door leads out to the garden whilst a further door opens to the reception hall. One could knock down the wall between this room and the adjacent dining room to create a fabulous kitchen diner, if desired.

Garden Room

12'9" x 9'8" (3.90 x 2.95)

A lovely, light and airy garden room courtesy of two, large, double glazed windows and sliding patio doors enjoying a delightful aspect over the garden. Carpeted flooring, two radiators, ample room for comfortable furniture.

Bedroom Three

14'7" x 10'3" (4.45 x 3.14)

A spacious double bedroom to the front elevation with carpeted flooring, double glazed windows, again enjoying the fabulous long distance views, radiator and fitted wardrobes.

WC Shower Room

With low-level W.C., pedestal hand basin with chrome taps, bidet and shower cubicle with electric shower, glazed door and wall tiling. Vinyl flooring, feature wallpaper, wall-mounted fan heater, obscure, double glazed window.

FIRST FLOOR

Landing

16'0" x 12'0" (4.88 x 3.66)

A timber, open tread staircase with timber balustrading and additional handrail leads to the first floor of the property, where there is a spacious landing with a large area, which would work well as a home office, with large window allowing natural light with radiator beneath. Doors open into two, spacious double bedrooms, the house bathroom and two, further attic style rooms providing ample storage.

Bedroom One

16'0" x 10'2" (4.88 x 3.12)

A large double bedroom with carpeted flooring, radiator and double glazed window overlooking the rear garden, fitted cupboards and recessed wardrobe.

Bedroom Two

14'6" x 10'4" (4.44 x 3.16)

A generously proportioned double bedroom to the front elevation with double glazed window enjoying fabulous, long distance views, carpeted flooring and radiator.

Bedroom Four

12'0" x 8'8" (3.66 x 2.66)

A great room, perfect for storage or use as a home office with carpeted flooring, wall shelving and Velux allowing natural light. This would also work well as a guestroom, if needed. Ample under eaves storage.

Bathroom

A well presented, three-piece house bathroom with low-level W.C., pedestal hand basin with chrome taps and panel bath with shower over. Wall tiling, carpeted flooring, radiator, obscure, double glazed window.

Eaves Storage

18'11" x 10'4" (5.79 x 3.15)

A spacious, boarded area housing the solar panel controls providing excellent storage, which could be developed further, if desired.

OUTSIDE

Garage and Driveway

A long tarmac driveway provides ample off-road parking, whilst a large garage with electric, up and over door provides excellent storage or further parking, if needed.

Gardens

The property enjoys a delightful plot with large, West facing rear garden, predominantly laid to lawn, with areas of mature planting bound by hedging maintaining a good amount of privacy. To the front the property is well set back from the road with a lawned fore garden, again with mature shrubs.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.


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

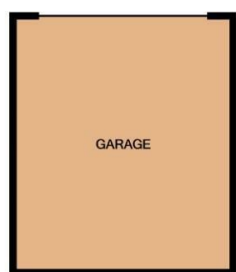
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.



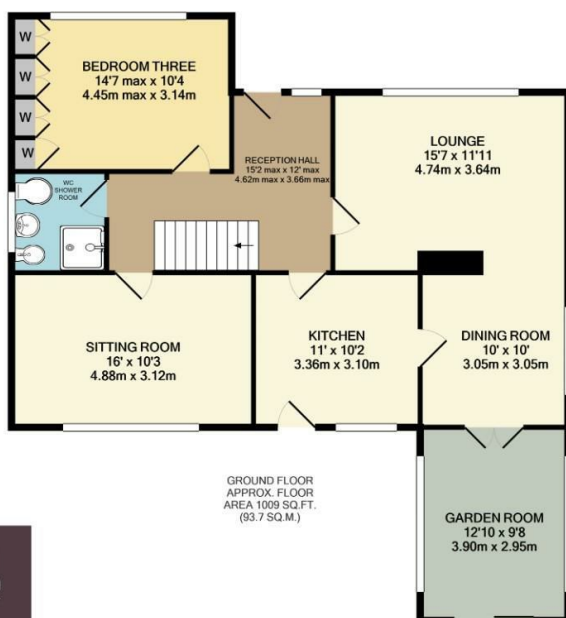
- ***No Onward Chain***
- Four/Five Bedroom Detached House
- Fantastic Potential To Update Or Extend
- Stunning Long Distance Wharfe Valley Views
- Substantial Plot With West Facing Garden
- Ample Driveway Parking And Garage
- Two Bathrooms
- Delightful Highly Regarded Cul De Sac
- Walking Distance To Train Stations And Excellent Schools
- Council Tax Band G

Energy Efficiency Rating

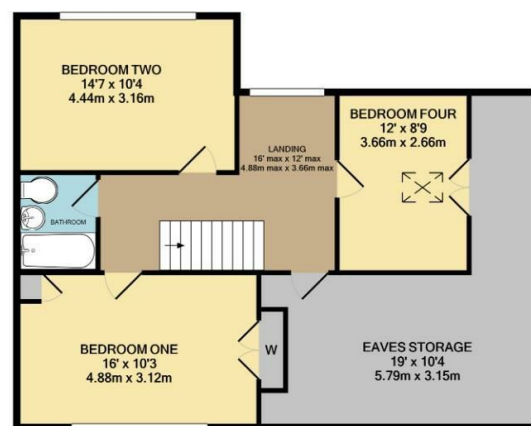
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



LOWER GROUND FLOOR



GROUND FLOOR
APPROX. FLOOR
AREA 1009 SQ.FT.
(93.7 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 835 SQ.FT.
(77.5 SQ.M.)

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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1843 SQ.FT. (171.3 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



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.

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