

Harrison Robinson

Estate Agents



30 Margerison Road, Ilkley, LS29 8QU

Price Guide £895,000

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GROUND FLOOR

Entrance Hall

A smart, grey composite door with double glazed side window opens into a most welcoming hallway. Doors lead into a reception room to the rear, currently utilised as a playroom, giving access to a wonderful, living dining kitchen, and a comfortable lounge to the front elevation. Radiator, wall panelling to half height, carpeted staircase leading to the first floor landing. A useful, under stairs cupboard provides great storage. Attractive laminate flooring, downlighting.

Lounge

14'5" x 13'9" (4.4 x 4.2)

A beautifully presented lounge to the front of the property with a double glazed bay window with grey plantation shutters. Feature fireplace with stone hearth, attractive wall panelling to one wall, carpeted flooring, radiator.

Play Room

20'0" x 11'1" (6.1 x 3.4)

A great sized area to the rear of the property, currently utilised as a playroom, open to the stunning, living dining kitchen, perfect to keep an eye on the kids whilst preparing meals. Two sets of double glazed windows with plantation shutters afford a beautiful view across the valley and over the landscaped rear garden. Continuation of the laminate flooring, two radiators, downlighting.

Living Dining Kitchen

21'3" x 20'4" (6.5 x 6.2)

Wow! A beautifully presented, generously proportioned living dining kitchen with large, double glazed windows to the rear, allowing an abundance of natural light and affording stunning views over the rear garden and across the Wharfe Valley. This is a fantastic space, the real hub of this family home. Fitted with a wide range of soft grey, base and wall units with stainless steel doorknobs and quartz worksurfaces and up stands. Attractive, hexagonal wall tiling. A large, central island provides a seating area and great storage in deep drawers and cupboards, also housing an Neff, induction hob with stainless steel extractor over. Further integrated appliances include dishwasher, electric oven and combination oven and microwave, tall freezer with space for an American style fridge freezer. A Belfast sink with chrome, boiling water, mixer tap beneath a double glazed window to the side elevation with grey plantation shutters. Attractive, laminate flooring, two radiators, downlighting. A double glazed, UPVC door leads out to a smart decked area to the rear. This is a wonderful entertaining space and one can imagine many happy times here with family and friends.

Utility Room

8'10" x 6'10" (2.7 x 2.1)

Fitted with the same soft grey cupboards, quartz worksurfaces and upstands as in the kitchen this is a fantastic utility room with space and plumbing for a washing machine and tumble dryer and cupboards with hanging rails and shelving, consumer unit and gas central heating boiler. Double glazed window to the front elevation with grey plantation shutters, continuation of the laminate flooring, door into cloakroom. Steps lead down to a door giving access to a useful store.

Cloakroom

With low-level w/c with concealed cistern and wall hung handbasin set in a vanity cupboard with black mixer tap and tiled splashback. Double glazed window with grey plantation shutter, continuation of the laminate flooring, downlighting.

Store

With electric roller door, power, plumbing, lighting and fitted wall shelving, this is a great storage space for the family's paraphernalia.

FIRST FLOOR

Landing

14'1" x 8'6" (4.3 x 2.6)

A return, carpeted staircase with grey timber balustrading and wall panelling to half height, leads up to the spacious, first floor landing. Doors open into five bedrooms and the house bathroom. Carpeted flooring, wall panelling to half height, radiator. Double glazed window with white plantation shutters to the front elevation with a spacious area beneath, ideal as a reading corner.

Master Bedroom

17'4" x 10'9" (5.3 x 3.3)

An immaculately presented double bedroom to the rear of the property with Juliet balcony and double glazed French doors, affording wonderful long-distance views. Carpeted flooring, radiator, feature wall panelling to one wall. A door opens into a fantastic ensuite bathroom. Open to:

Dressing Room

9'6" x 8'10" (2.9m x 2.7)

With a wide range of fitted wardrobes, shelving and drawers this is a great dressing area. Double glazed window to rear elevation with plantation shutters, again with a wonderful view across the valley, carpeted flooring.

En Suite

8'10" x 7'2" (2.7 x 2.2)

A beautifully presented ensuite bathroom with low level w/c with concealed cistern and black push button flush, handbasin set in a grey surface with wall mounted, black mixer tap and deep-fill, freestanding bath with wall mounted, black mixer tap and shower attachment. Large, grey, wall and floor tiling, downlighting, double glazed window with white, plantation shutters. Grey, contemporary styled, heated towel rail, extractor.

Bedroom Two

12'9" x 9'6" (3.9 x 2.9)

A great sized double bedroom to the rear of the property with carpeted flooring, double glazed window with plantation shutters and radiator. Wall panelling to one wall.

Bedroom Three

11'5" x 10'9" (3.5 x 3.3)

Again, a generously proportioned, double bedroom to the front elevation with carpeted flooring, double glazed window with plantation shutters and radiator. Feature wall panelling to one wall.

Bedroom Four

11'1" x 9'2" (3.4 x 2.8)

A fourth, double bedroom to the front of the property with carpeted flooring, double glazed window with plantation shutters and radiator. Wall panelling to one wall.

Bedroom Five

9'2" x 7'2" (2.8 x 2.2)

A good sized single bedroom to the front of the property, currently utilised as a home office. Double glazed window with plantation shutters, carpeted flooring, radiator.

House Bathroom

9'6" x 7'10" (2.9 x 2.4)

An immaculately presented, contemporary styled, four-piece bathroom with low-level WC with concealed cistern and pushbutton flush. Handbasin set in vanity drawers with chrome mixer tap, deep fill bath with wall mounted, chrome mixer tap and fabulous walk-in shower with thermostatic drench shower with additional attachment and glazed screen. Large, grey, wall and floor tiling, grey contemporary styled, heated towel rail. Underfloor heating, extractor, downlighting. Double glazed window to rear with plantation shutters and fantastic views across the valley.

OUTSIDE

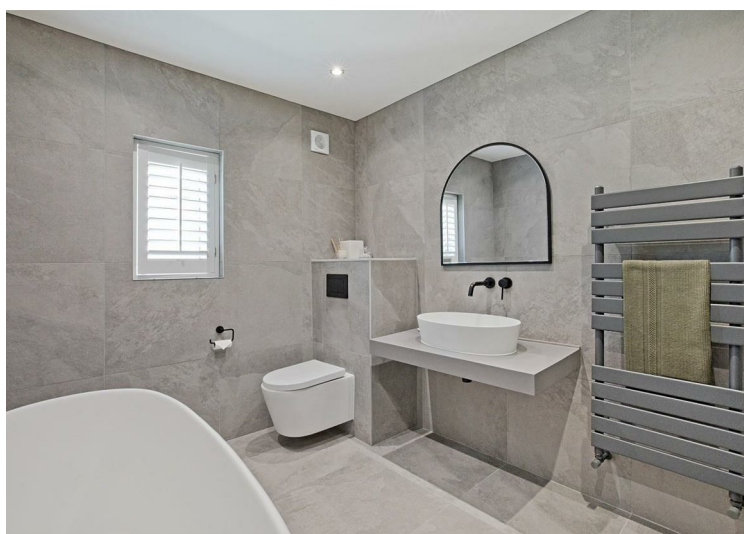
Garden And Under House Storage

21'7" x 20'8" & 20'4" x 11'5" (6.6 x 6.3 & 6.2 x 3.5)

To the front the property is set back from the road with a sunny, paved seating area behind low stone walling and border with shrubs. A paved pathway leads to the entrance door and also round the side of the property, via a wooden gate, to the large, rear garden, a fantastic feature of this beautiful property. Recently landscaped by the current owners to create a wonderful, family environment with generous, level lawn, play area with bark, sandpit and delightful patio area with wooden pagoda. Smart fencing and mature hedging maintain privacy. Attractive planting area in low stone walling. The garden also enjoys a composite decked area with recently installed lower decked area with steps leading down to the lawn. Two, large under house storage rooms are fantastic for storing bikes, garden equipment etc. Outside tap, electric sockets and lighting.

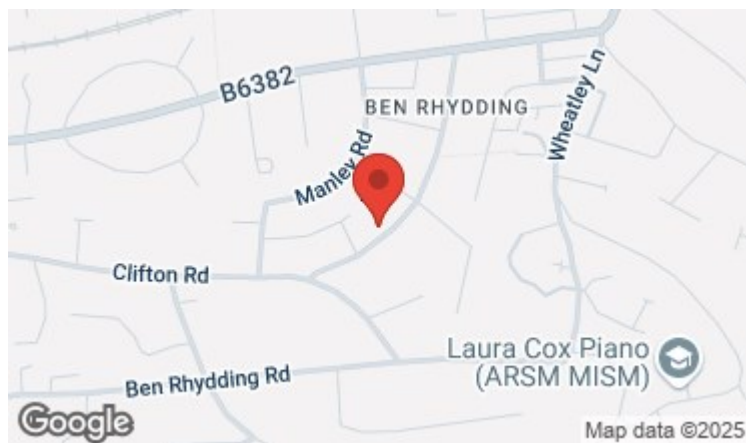
Driveway Parking

A tarmacadam driveway provides parking for two vehicles.

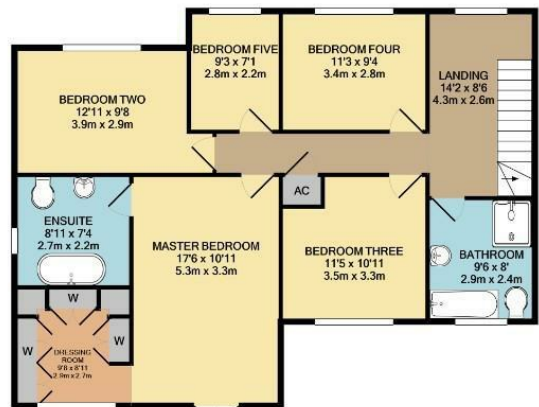


- Five Bedroomed Extended Semi Detached Property
- Contemporary Styling Throughout
- Wonderful Large Landscaped Level Rear Garden
- Master Bedroom With Dressing Room And En Suite Bathroom
- Stunning Living Dining Kitchen Patio Door To Decking
- Two Further Reception Rooms
- Immaculate Four Piece House Bathroom
- Beautiful Far Reaching Views Across The Valley
- Walking Distance To Excellent Schools And Train Station
- Council Tax Band E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	75	
(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 1048 SQ.FT.
(97.3 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 1037 SQ.FT.
(96.3 SQ.M.)



LOWER GROUND FLOOR
APPROX. FLOOR
AREA 0 SQ.FT.
(0.0 SQ.M.)



TOTAL APPROX. FLOOR AREA 2085 SQ.FT. (193.7 SQ.M.), EXCLUDING LOWER GROUND FLOOR STORAGE

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

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