

Harrison Robinson

Estate Agents



53 Bolling Road, Ilkley, LS29 8QA

Price Guide £635,000

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GROUND FLOOR

Entrance Hall

A traditional style solid oak door with mullioned windows to either side opens into a spacious reception hallway with original oak panelling to the walls and continuing up the stairs to the first floor landing. Doors open to the dining kitchen and sitting room. Useful storage cupboard, stripped pine flooring and radiator. This is a great spot to welcome family and friends.

Lounge

14'1" x 11'5" (4.3 x 3.5)

A light and airy, dual aspect sitting room with open fireplace with cast-iron grate standing on a Yorkshire stone hearth. A south facing bay window to the front elevation affords ample natural light and a window to the rear elevation has wonderful views over to Middleton and overlooks the spacious garden. This is a delightful room and is an eclectic mix of original features including corning, picture rails and ceiling rose, stripped pine flooring and fire.

Dining Kitchen

29'10" x 14'5" (9.1 x 4.4)

A truly spacious dining kitchen with bespoke, hand-made, solid oak units with granite worksurfaces with white brick effect tiling to the splashbacks with inset stainless-steel sink. Integral appliances include a black Stoves range, having a double oven and five burner hob with extractor over, and dishwasher. Space for tall fridge freezer, Karndean flooring throughout. A charming French blue enamelled stove stands in an open hearth with original brickwork to the fireback and Yorkshire stone hearth. A box bay window to the front elevation overlooks the front cottage garden and allows the light to flood in. Windows to the rear elevation afford stunning views over the garden and across the Wharfe valley beyond. There is ample space for a family dining table and one can imagine many happy times entertaining friends and family here.

LOWER GROUND FLOOR

Study/Family Room

12'9" x 10'5" (3.9 x 3.2)

Stairs from the kitchen lead down to a tanked out room with vinyl flooring and windows to the side elevation. This is a great study, family room or children's playroom, through into:

Utility Room

A utility room with uPVC, glazed door to the rear of the property leading out to the garden, having built in units and space and plumbing for a washing machine and tumble dryer. The gas fired central heating boiler is housed in the cupboard here.

Shower Room

A stylish, fully tiled shower room with low level w/c, pedestal washbasin and walk-in, wet room style shower with drench shower and separate hand shower. Windows with obscure glazing afford natural light.

Bedroom Four

14'1" x 11'5" (4.3 x 3.5)

A door leads through into a spacious double bedroom with fitted wardrobes to one wall, sliding patio doors open onto the rear garden, carpeted flooring and radiators.

FIRST FLOOR

Landing

Stairs from the hallway lead up to a spacious landing with double glazed window affording wonderful views across to Middleton and over the rear garden. Doors open into three bedrooms and the contemporary house bathroom.

Master Bedroom

14'1" x 11'1" (4.3 x 3.4)

A spacious, dual aspect bedroom to the front elevation with a double glazed window affording beautiful views up to Ilkley Moor. A window to the side elevation allows further natural light. Carpeted flooring and useful hanging cupboard.

Bedroom Two

11'9" x 8'10" (3.6 x 2.7)

A further double bedroom to the front elevation with a window affording stunning views up to Ilkley Moor with useful hanging cupboard, carpeted flooring and radiator.

Bedroom Three

8'2" x 7'6" (2.5 x 2.3)

A charming bedroom to the rear elevation with carpeted flooring, radiator and window affording stunning views and aspect over the rear garden and Middleton beyond.

Bathroom

A contemporary styled bathroom with windows affording stunning Wharfe Valley views comprising a low level w/c, pedestal hand basin with monobloc tap, P shaped bath with thermostatic drench shower and separate hand shower and glazed shower screen. Grey, ladder style radiator, tiled flooring, and attractive, contrasting tiling to the walls.

OUTSIDE

Garden And Driveway Parking

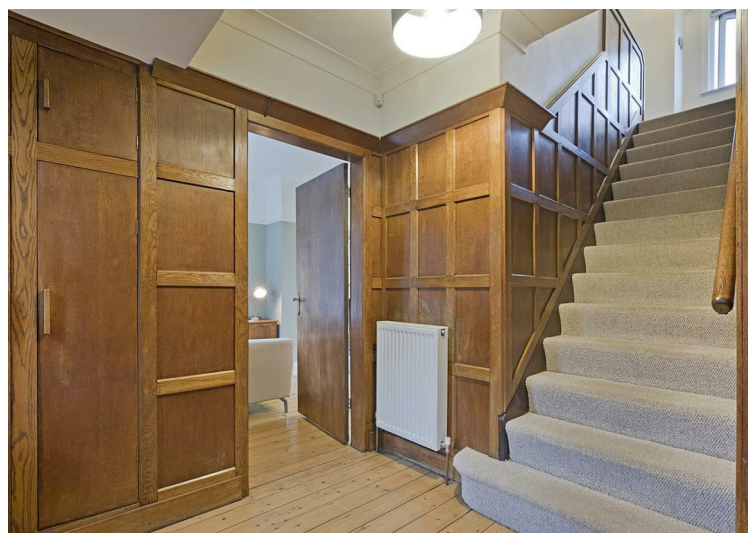
The pièce de résistance is the spacious, rear garden predominantly laid to lawn, a great safe place for children to play, with a pebbled patio area ideal for relaxing and al-fresco entertaining. Timber summerhouse, fruit trees to the garden and mature planted borders. Off-road parking is afforded by a long driveway down to the side of the house allowing parking for several cars. Cottage style garden to the front elevation, with picket fence, new garden gate and lawns to either side of the pathway leading to the timber entrance door.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.


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

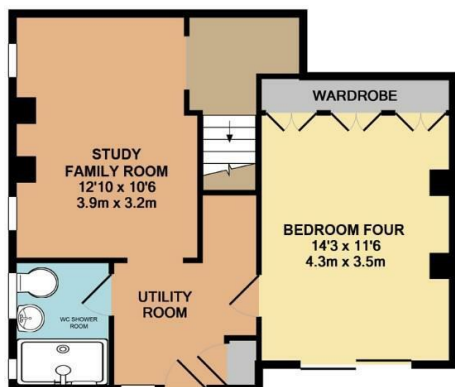
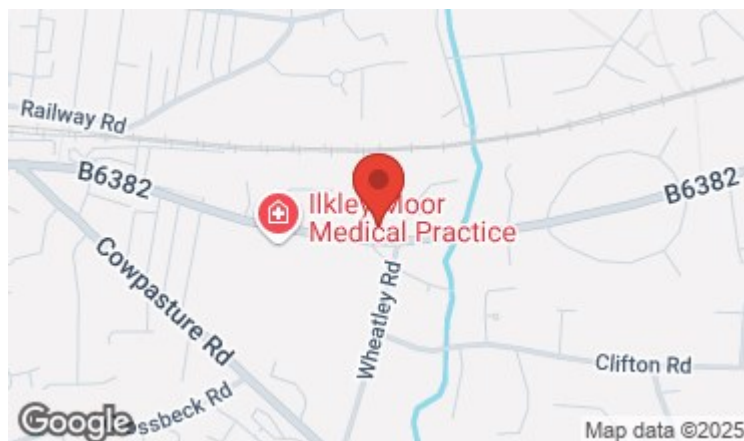
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



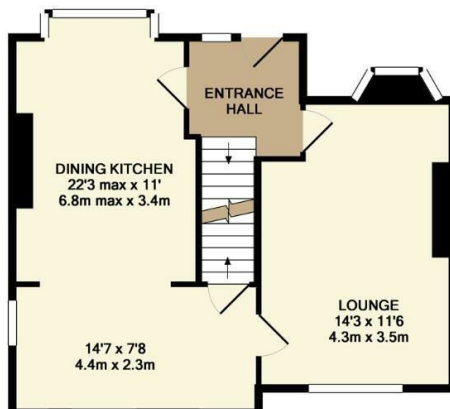
- Four Bedroom Semi Detached House
- Beautifully Presented Throughout
- High Quality Living Dining Kitchen
- Dual Aspect Lounge
- Stunning Long Distance Views
- Good Sized Lawned Garden
- Driveway Parking For Two Cars
- Close To Ilkley Moor
- Walking Distance To Excellent Schools, Train Station And Ilkley Centre
- Council Tax Band E

Energy Efficiency Rating

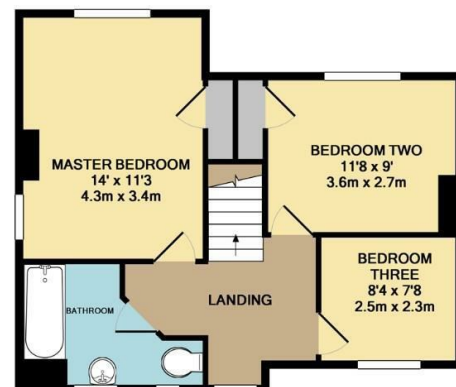
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



LOWER GROUND FLOOR
APPROX. FLOOR
AREA 520 SQ.FT.
(48.4 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 531 SQ.FT.
(49.4 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 498 SQ.FT.
(46.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1550 SQ.FT. (144.0 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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