

Harrison Robinson

Estate Agents



80 Kings Road, Ilkley, LS29 9BZ

£799,950

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GROUND FLOOR

Entrance Hall

A half glazed, uPVC entrance door with tall side window opens into a welcoming hallway. Smart, panelled doors open into the lounge, superb living dining kitchen and cloakroom. Return, carpeted stairs lead up to the first floor landing. Attractive, pale grey, ceramic flooring with under floor heating, radiator, downlighting.

Lounge

17'1" x 12'11" (5.23 x 3.94)

A beautifully presented lounge to the front elevation with bay window overlooking the fore garden, a fabulous room in which to relax. Attractive, grey wall panelling to one wall adds to the contemporary styling. Glazed, sliding doors open into the living, dining kitchen. Carpeted flooring, radiator.

Cloakroom

With low level w/c, wall hung hand basin with chrome mixer tap, metro tiling to half height and feature wallpaper, this really is a statement room! Recessed cupboard housing the newly installed, central heating boiler, continuation of the tile effect flooring, radiator, downlighting. Obscure glazed window to side elevation.

Living Dining Kitchen

36'5" x 12'7" (11.1 x 3.84)

Wow! A recently fitted and extended living dining kitchen, the real hub of this family home, the perfect room in which to cook, relax and entertain. Fitted with dark grey, Shaker style base and wall units with brass handles and beautiful, quartz work surfaces and splashbacks. Integral appliances include dishwasher, two electric ovens, microwave and wine cooler. Space for an American style fridge freezer. A large island with fitted cupboards and drawers and quartz worksurfaces houses a four ring induction hob with integrated extractor with pendant lighting over and a useful pop up electric socket. Space for four chairs, a lovely spot to sit and enjoy a coffee and a chat. A one and a half bowl inset, ceramic sink with brass, boiling mixer tap sits beneath a double glazed window overlooking the rear garden area. This room has ample room for a family dining table and large sofas by the bifold doors where a fantastic Apex window and four large Veluxes allow ample natural light. Stunning views across the valley, radiator. Downlighting, continuation of the ceramic floor tiling with under floor heating, wall panelling.

Utility Room

6'5" x 4'11" (1.98 x 1.52)

With fitted Shaker style cupboards with quartz worksurfaces and space and plumbing for washing machine and tumble dryer. Double glazed window to side elevation, downlighting, continuation of high quality, ceramic flooring.

FIRST FLOOR

Landing

A return, carpeted staircase with timber balustrade and oak handrail with side window allowing natural light leads up to the first floor landing. Carpeted flooring, radiator, hatch with fitted ladder giving access to a fully boarded loft space with light. Useful, recessed cupboard with shelving.

Master Bedroom

14'2" x 9'10" (4.32 x 3.02)

A spacious double bedroom to the rear of the house affording beautiful long distance views across the valley. Floor to ceiling fitted wardrobes, carpeted flooring, downlighting, radiator. Door into:

En Suite Shower Room

Low level w/c with concealed cistern and push button flush, circular hand basin set in vanity drawers with chrome, mixer tap and heated, backlit mirror with built in Bluetooth speaker. Walk in shower with thermostatic drench shower plus additional shower attachment and wall mounted controls and glazed screen. Fully tiled with attractive hexagonal floor and wall tiling. Tall, mirrored, heated towel rail, extractor, downlighting.

Bedroom Two

9'10" x 8'9" (3 x 2.69)

A good sized double bedroom to the front elevation overlooking the fore garden. Floor to ceiling fitted wardrobes, carpeted flooring, downlighting, radiator.

Bedroom Three

9'6" x 9'3" (2.9 x 2.82)

A third double bedroom to the rear of the property with stunning Wharfe Valley views. Carpeted flooring, radiator, downlighting.

Bedroom Four

10'0" x 7'1" (3.07 x 2.16)

Last but not least, nobody draws the short straw in this house, a double bedroom to the front of the house with a useful office space if required, carpeted flooring, downlighting and radiator. A double glazed window looks out over the front garden.

Bathroom

A three-piece house bathroom with low level w/c with concealed cistern, hand basin with chrome, mixer tap set in a vanity cupboard and panel bath with chrome mixer tap and thermostatic shower with folding, glazed screen. Neutral wall tiling, complementary tile effect floor tiling, downlighting. Chrome, ladder style, heated towel rail, wall mounted, mirrored vanity cupboard. Obscure, double glazed windows to side elevation.

OUTSIDE

Garden

To the front the house is well set back from Kings Road with a well stocked garden with mature shrubs, fruit trees and flowering plants. A wooden gate and manicured laurel bushes maintain privacy. A level area of Astro turf provides a great place for children to play and adults to relax in the sunshine. To the side elevation, set behind smart fencing with outdoor lighting is a sizeable, paved area with a further area of Astro turf, perfect for al-fresco entertaining and with ample room for outdoor furniture. Two, outdoor, hot and cold taps. To the rear, accessed via a further wooden gate, one finds a sizeable grassed area with pathway leading to the front garden and a paved area housing a storage shed.

Garage And Driveway Parking

A double garage with electric up and over door provides ample storage and a tarmac driveway provides parking for up to four cars.

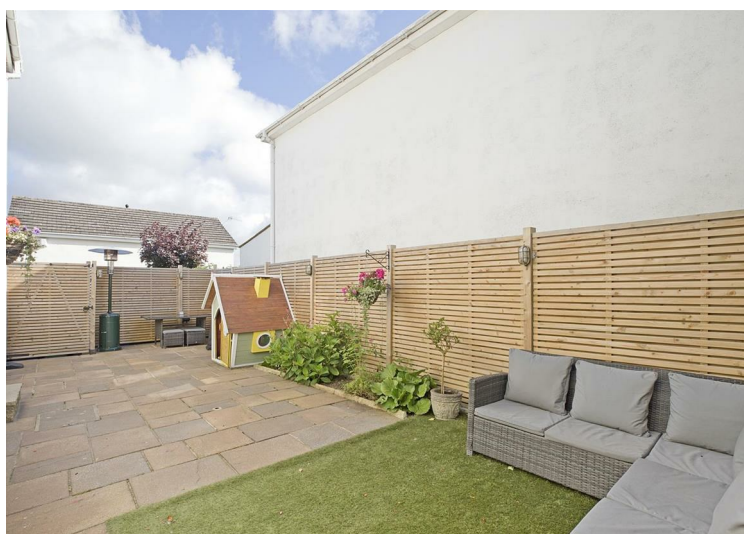
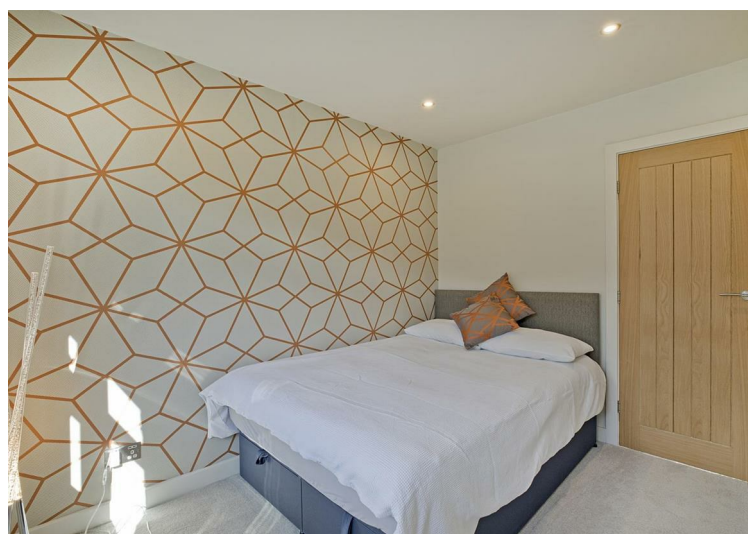
UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

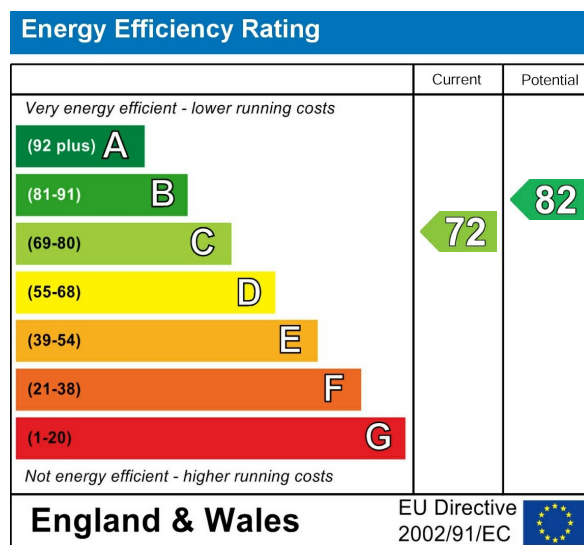
There is Ultrafast Fibre Broadband shown to be available to this property.

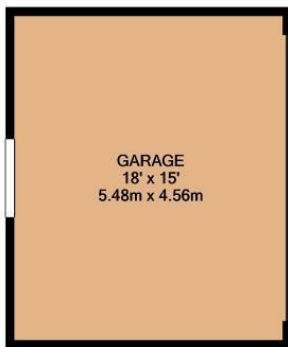
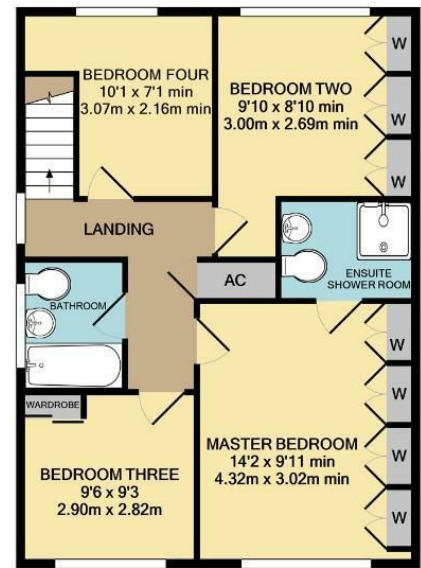
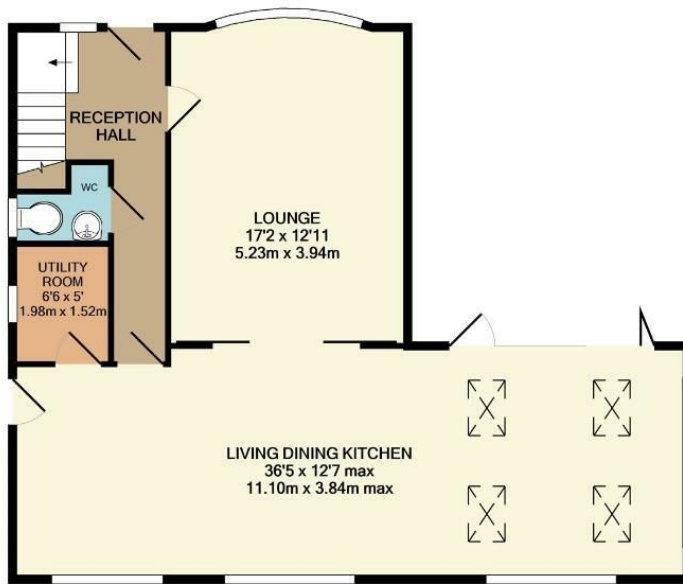
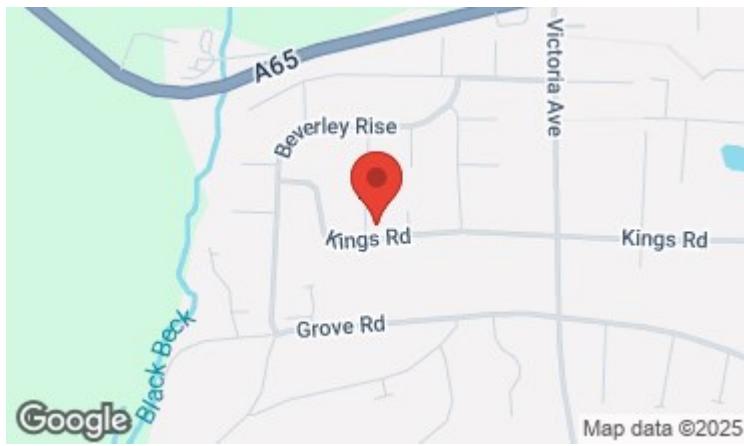
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

Tel: 01943 968 086



- Extended Four Bedroom Detached House
- Contemporary Styling Throughout
- Recently Installed Living Dining Kitchen
- Master Bedroom With En Suite Shower Room
- Beautiful Long Distance Views
- Highly Regarded Convenient Location
- Good Sized Corner Plot
- Double Garage And Ample Driveway Parking
- Walking Distance To Central Ilkley
- Council Tax Band F





GROUND FLOOR
APPROX. FLOOR
AREA 1099 SQ. FT.
(102.1 SQ. M.)

**Harrison
Robinson**

Estate Agents

FIRST FLOOR
APPROX. FLOOR
AREA 635 SQ. FT.
(59.0 SQ. M.)

TOTAL APPROX. FLOOR AREA 1734 SQ. FT. (161.1 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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