

Harrison Robinson

Estate Agents



12 Ben Rhydding Drive, Ilkley, LS29 8AY

Price Guide £935,000

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GROUND FLOOR

Reception Hall

A large, composite door with obscure glazed side windows opens into a most spacious, welcoming entrance hall with solid oak panelled doors opening into the lounge, living dining kitchen and cloakroom. Attractive, wood effect Amtico flooring, under stairs storage cupboard, radiator, downlighting. This is a fabulous spot to welcome family and friends.

Lounge

17'0" x 12'5" (5.20m x 3.80m)

A large, dual aspect living room with a Charnwood multifuel stove sitting on a stone hearth with wooden lintel over creating a fabulous, focal point. Tall, double glazed windows with attractive plantation shutters overlooking the front garden, affording glimpses of hills in the distance allow lots of natural light to flood in. Solid wood flooring, radiator.

Cloakroom

With low level w/c and wall hung hand basin with chrome mixer tap and tiled splashback. Continuation of Amtico flooring, extractor, downlighting, radiator. Plenty of room for hanging coats and storing shoes and boots. Obscure, double glazed window.

Living Dining Kitchen

37'4" x 13'9" (11.40m x 4.20m)

Wow! A half glazed, oak panelled door opens into a fabulous, living dining kitchen running the full width of the property, benefitting from two sets of bifold doors leading out to the level, South facing patio and garden. The contemporary styled kitchen is fitted with white base and wall units and drawers with stone coloured, Silestone work surfaces and upstands, incorporating a useful breakfast bar. Integral appliances include a fridge/freezer, dishwasher, double electric ovens and NEFF five ring, gas hob with stainless steel extractor over. A one and a half bowl, stainless steel sink with chrome, mixer tap sits beneath a double glazed window overlooking the rear garden, downlighting, tall, slimline, vertical radiator, Amtico, parquet flooring. There is ample room for a large dining table and one can imagine many happy times entertaining friends and family here. A step leads down to a spacious, carpeted living area with room for sofas and chairs, two radiators, downlighting, double glazed window to side elevation and bifolds out onto the large, south facing patio. A solid, oak panelled door leads into the:

Utility Room

11'5" x 5'2" (3.50m x 1.60m)

A spacious room with space and plumbing for a washing machine and tumble dryer, fitted with white cupboards and drawer, ideal for storage with granite effect work surface over and contemporary, pink, metro tiling to splashback. One and a half bowl, stainless steel sink with chrome mixer tap. Cupboards housing a Megaflo hot water cylinder and consumer unit, radiator, grey, slate effect, vinyl flooring, extractor. Door into:

Garage

18'4" x 10'9" (5.60m x 3.30m)

A large garage providing plenty of storage for all the family's paraphernalia with up and over electric door, power and lighting and wall mounted Worcester Bosch, condensing system gas boiler. Composite door leading to flagged pathway to the side elevation.

FIRST FLOOR

Landing

A carpeted staircase with solid bannister with oak handrail leads up to the first floor landing. To the right one finds a spacious, carpeted landing area with solid oak, panelled doors opening into three bedrooms, the house bathroom and a useful, storage cupboard. A hatch with fitted, timber ladder gives access to a large, insulated boarded loft, which could potentially be converted to create further living or bedroom space (STPC). To the left one finds two further double bedrooms and a contemporary shower room, downlighting.

Master Bedroom

12'9" x 12'1" (3.90m x 3.70m)

A lovely, double bedroom to the front elevation with double glazed window affording fabulous, long distance Wharfe Valley views. Carpeted flooring, radiator. Door into:

En Suite Shower Room

With low level w/c, pedestal hand basin with chrome mixer tap, wall mirror with lighting and electric socket and shower cubicle with chrome, thermostatic shower with contemporary metro tiling. Radiator, vinyl flooring, obscure, double glazed window, extractor.

Bedroom Two

16'4" x 13'5" (5.00m x 4.10m)

A large, dual aspect, double bedroom to the front of the property with a step down into the room, double glazed, dormer window with a beautiful aspect across the valley with glimpses of the hills in the distance. Carpeted flooring, radiator.

Bedroom Three

11'1" x 10'9" (3.40m x 3.30m)

A great sized, double bedroom to the rear of the house with a view up to the iconic Cow and Calf Rocks on Ilkley Moor. Carpeted flooring, radiator.

Bedroom Four

11'1" x 10'5" (3.40m x 3.20m)

A further, spacious, double bedroom to the rear elevation with double glazed window, again with a fabulous view of the Cow and Calf. Carpeted flooring, radiator.

Bedroom Five

9'10" x 7'6" (3.00m x 2.30m)

A single bedroom to the front of the property, currently utilised as a home office with double glazed window, carpeted flooring and radiator.

Bathroom

A contemporary, three-piece house bathroom with low level w/c, pedestal hand basin with chrome mixer tap and mirror with lighting and electric socket. Bath with chrome mixer tap, electric shower and glass screen. Recessed storage cupboard, large stone effect wall tiling, complementary vinyl flooring. Downlighting, extractor and tall, chrome, ladder style, heated towel rail. Obscure double glazed window to the rear elevation.

Shower Room

Bedrooms two and four are served by a fabulous, contemporary styled shower room with low level w/c, pedestal hand basin with chrome mixer tap and shower cubicle with chrome, thermostatic shower with sliding door and on trend, metro tiling. Tall, chrome, ladder style, heated towel rail, extractor, downlighting, Velux, vinyl flooring.

OUTSIDE

Garden and Driveway Parking

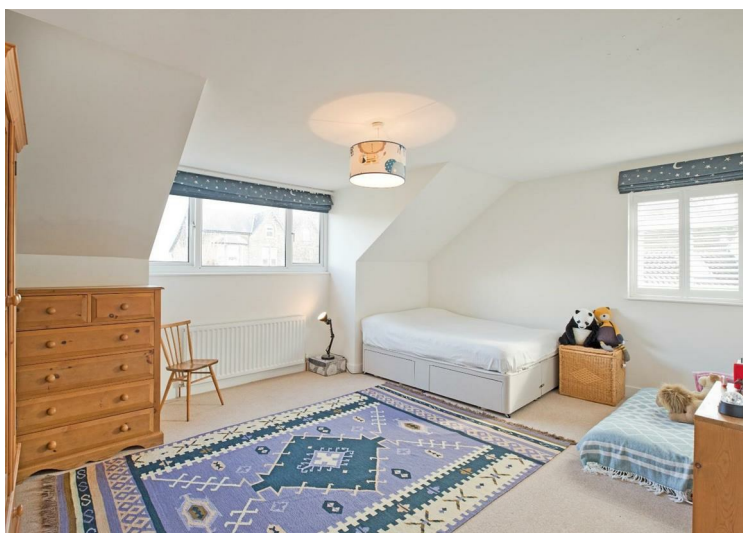
The property is situated on a generous, corner plot benefitting to the front from a tarmac driveway providing parking for up to three vehicles and two, sizeable lawned areas with mature borders and rockery set behind smart, low level fencing and manicured hedging. A flagged pathway leads from the covered entrance door with downlighting around the side of the property accessed via a wooden gate maintaining privacy and security. A further wooden gate to the other side of the property leads around to a large, level, south facing garden, predominantly laid to lawn with a spacious, Indian stone patio, ideal for al-fresco entertaining or simply relaxing in the sunshine. The garden has been well maintained and has fabulous beds for growing fruit and vegetables, smart fencing, mature borders and manicured hedging. Two outside taps, up and down wall lighting, security lighting. This is a wonderful, family garden, ideal for children playing and enjoying the sunshine with a morning coffee or a glass of your favourite tipple in the evening.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

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

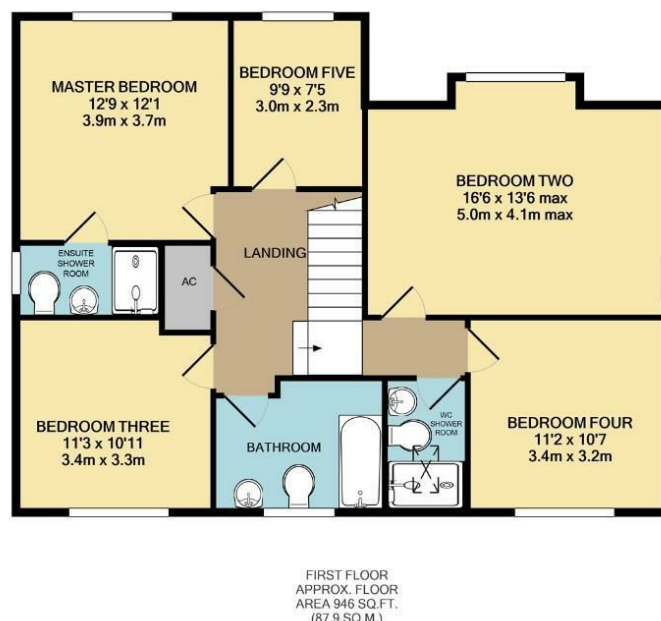
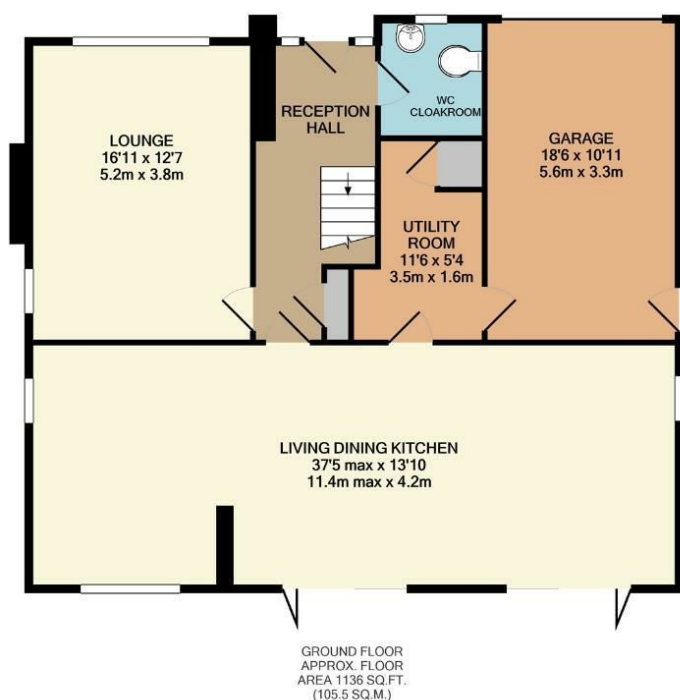
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



- Five Bedroom Detached House
- Prestigious Ben Rhydding Location
- Contemporary Living Dining Kitchen With Bifolds To Garden
- Immaculately Presented Throughout
- Spacious Lounge with Multifuel Stove
- Master Bedroom with En Suite
- Integral Garage with Driveway Parking
- Spacious South Facing Level Garden
- Walking Distance To Excellent Schools And Train Station
- Council Tax Band G

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	77
England & Wales	EU Directive 2002/91/EC 	



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TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 2082 SQ.FT. (193.5 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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