

Harrison Robinson

Estate Agents



Newlands 39 Gill Bank Road, Ilkley, LS29 0AU

£1,125,000

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GROUND FLOOR

Reception Hall

A covered porch leads to a solid, timber entrance door with two glazed side panels, which opens into a bright, spacious and welcoming reception hall - an ideal environment in which to greet family and friends. Room for several items of furniture. Coving, laminate flooring, radiator and downlighting. A carpeted return staircase with timber spindle balustrade leads to the first floor with the lounge and bedroom two ensuite situated off the half landing. A further short flight of stairs leads to the lower ground floor where one finds the family room and integral, double garage.

Lounge

17'0" max x 16'4" (5.2 max x 5)

A lovely lounge of wonderful proportions. A UPVC, double-glazed window to the front elevation provides a pleasant open aspect and view over the pretty front garden. Two further double-glazed windows to the side elevation accentuate the bright atmosphere and afford stunning views across the valley. An elegant, cream, marble fireplace houses a coal effect gas fire. Ornate coving, carpeting, two radiators and TV point.

Sitting Room

12'9" x 11'9" (3.9 x 3.6)

A second great-sized reception room to the front elevation enjoying the same lovely view as that from the lounge. An electric fire sits on a marble hearth. Coving, carpeting, radiator and TV point.

Dining Kitchen

20'4" x 13'9" (6.2 x 4.2)

A great-sized dining kitchen - the heart of the home and wow - what stunning views to behold through the UPVC, double-glazed window to the side elevation! This would be a wonderful place to entertain or simply to sit with a cup of tea and admire the breathtaking view over Ilkley and towards the moors beyond. Space for a large, family dining table. Fitted with contemporary, cream, wooden fronted base and wall units with attractive pewter handles and complementary granite worksurface and upstands over. An inset one and a half bowl stainless-steel sink with monobloc tap sits beneath a large UPVC, double-glazed window offering a lovely view over the rear garden and the woodland behind. A large stainless-steel range oven with five burner gas hob over has a granite splashback and Falcon stainless-steel chimney hood and extractor above. Integrated Smeg dishwasher. Space for an American style fridge/freezer. An island fitted with the same cream cupboards and granite worksurface provides additional storage and work surface. Sliding UPVC double-glazed doors open onto the Indian stone patio - conducive to al fresco dining and entertaining in the warmer weather. Coving, radiator and downlighting.

Utility Room

10'2" x 8'6" (3.1 x 2.6)

A spacious utility room fitted with cream, wooden fronted base and wall units with complementary laminate worksurface over and tiled splashback incorporating a stainless-steel sink and drainer with monobloc tap. Space and plumbing for a washing machine and space for a tumble drier. Laminate flooring, coving and downlighting. UPVC, double-glazed window with opaque glazing to the side elevation.

Cloakroom/W.C.

7'10" x 6'10" (2.4 x 2.1)

A generously sized room fitted with a pedestal wash basin with traditional style taps, tiled splashback and mirror and a low-level w/c. Laminate flooring, coving, radiator, downlighting and extractor fan. Double doors open into a great-sized cloak cupboard for hanging coats and storing shoes.

Bedroom Two

11'9" x 11'9" (3.6 x 3.6)

A spacious, double bedroom benefitting from fitted furniture including wardrobes and a chest of drawers. Carpeting, coving and radiator. A UPVC, double-glazed window affords breathtaking views across Ilkley. A further window to the rear affords a lovely outlook over the garden and the woodland beyond.

En Suite Shower Room

A modern en-suite comprising a walk-in shower with sliding glazed door, a pedestal wash basin with monobloc tap and a low-level w/c. Half tiled to the walls and full tiled around the shower. Laminate flooring and radiator. A UPVC double-glazed window with opaque glazing allows for ample natural light.

FIRST FLOOR

Landing

A return carpeted staircase with painted timber balustrade leads to the first floor landing. Coving, carpeting, downlighting, radiator and loft hatch.

Master Bedroom

13'9" x 11'9" (4.2 x 3.6)

A wonderfully spacious Master bedroom benefitting from beautiful views from a large UPVC, double-glazed window. Elegant, fitted furniture to include wardrobes and drawers. Coving, carpeting and radiator.

En Suite Shower Room

A well-appointed, modern en-suite shower room incorporating a shower cubicle with mains shower and curved glazed screen, a pedestal wash basin with monobloc tap and a low-level w/c. Travertine floor and wall tiling. Chrome, ladder, towel radiator. Attractive, wooden fitted cupboard and shelving.

Bedroom Three

12'1" x 11'9" max (3.7 x 3.6 max)

A spacious, double bedroom to the front elevation with a pleasant view through the UPVC, double-glazed window. Fitted wardrobes, coving, carpeting and radiator.

Bedroom Four

13'9" x 8'2" (4.2 x 2.5)

Yet another great-sized, double bedroom, this time to the rear elevation. Delightful aspect over the garden, the woodland and Ilkley Moor. Fitted wardrobes, carpeting and radiator.

Bedroom Five

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

Last, but by no means least, a small, double bedroom, currently used as a study. Coving, carpeting and radiator.

House Bathroom

11'1" x 8'2" (3.4 x 2.5)

A beautifully appointed, most spacious house bathroom. Fitted with a bath with mixer tap and a walk-in shower cubicle with mains shower, folding glazed door and fully tiled in attractive, mosaic tiles. Pedestal wash basin with monobloc tap and low-level w/c. Travertine floor tiling and to half height to the walls. Coving, downlighting, radiator and extractor fan.

LOWER GROUND FLOOR

Family Room

16'4" x 10'9" (5 x 3.3)

A most versatile room benefitting from access onto the patio and garden through a UPVC double-glazed door with side panel allowing for plenty of natural light enhanced by dual aspect UPVC, double-glazed windows, all providing delightful views. A large fitted cupboard with double doors houses the Worcester central heating boiler and the Megaflo pressurised cylinder. Laminate flooring, coving and two radiators. A door opens into the integral double garage.

Garage & Parking

17'8" x 16'4" (5.4 x 5)

A long tarmac driveway, providing ample driveway parking leads to a great-sized, double garage with electric remote control door. UPVC, double-glazed window with opaque glazing to the side elevation.

Garden Shed/Workshop

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

Useful extra storage space within the house accessed from the side of the property.

Gardens

The property sits well back from the roadside and enjoys delightful gardens to the front elevation, mainly laid to lawn with established borders of colourful planting. To the rear one finds a lovely, spacious patio with ample room for outdoor furniture and a good-sized lawn. The property enjoys a great level of privacy with a backdrop of woodland behind the rear garden - a haven for birds and wildlife. The views across the valley over Ilkley and towards Ilkley Moor are simply breathtaking!

UTILITIES & SERVICES

The property benefits from mains gas, electricity and drainage.

Standard Broadband is shown to be available to this property.


Broadband speeds and mobile phone coverage can be checked on the Mobile and Broadband Checker Ofcom website.

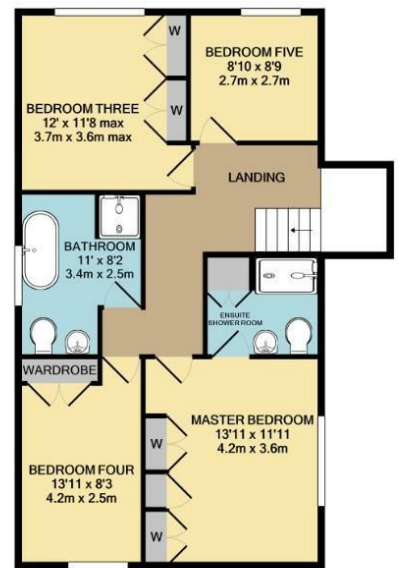
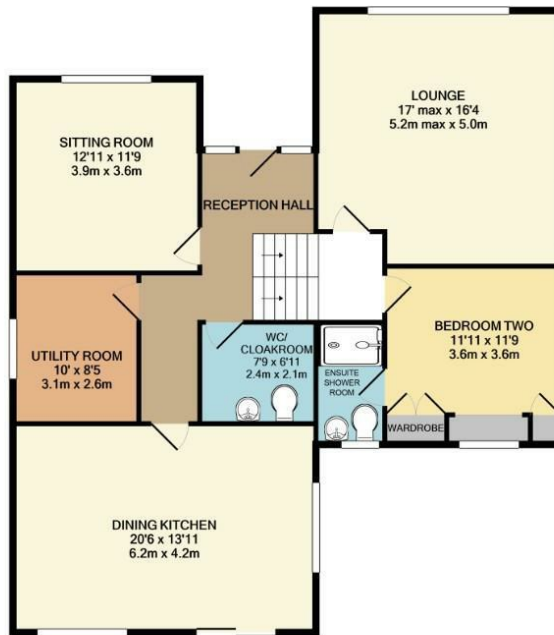
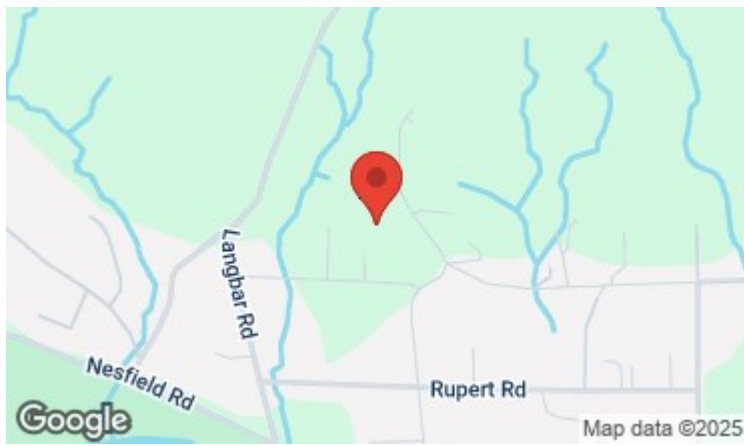
Tel: 01943 968 086



- Five Bedroomed Detached Property
- Three Reception Rooms
- Contemporary Dining Kitchen
- Two Bedrooms En-Suite & House Bathroom
- Highly Desirable Middleton Location
- Beautiful, Generous Gardens & Stunning Views
- Flexible Family Accommodation
- Integral Double Garage & Generous Driveway Parking
- Walking Distance Into Ilkley Town Centre & 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	76	82
(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 	



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TOTAL APPROX. FLOOR AREA 2552 SQ.FT. (237.0 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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