

Harrison Robinson

Estate Agents



15 Belmont Road, Ilkley, LS29 8PE

£799,950

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GROUND FLOOR

Reception Hall

A block paved pathway leads to a half glazed, timber door with double glazed, side window opening into a most bright and spacious reception hallway with solid oak, wood flooring. A useful, under stairs hanging wardrobe is great for storing the family's coats and shoes. Coving and radiator. A return staircase leads to the first floor. This is a lovely environment in which to greet friends and family.

Dining Room

15'1" x 10'2" (4.6 x 3.1)

A half glazed, solid, wooden door with bevelled glass opens into a most charming dining room with space for a generous, family dining table. Solid oak flooring, downlighting and radiator. Bi-fold doors open onto the south facing, rear patio - ideal for relaxing or al fresco entertaining and a UPVC double glazed window affords further natural light and garden views. A door gives access into the integral double garage. The dining room is open plan to the:-

Breakfast Kitchen

20'11" x 12'9" (6.4 x 3.9)

The true heart of this family home is this most spacious kitchen having a range of beautiful, bespoke, quality cabinetry and complementary quartz work surfaces with a Belfast style sink with modern mixer tap over. Integrated appliances include a dishwasher not to mention the stainless-steel range with a five-burner gas hob over, attractive tiled splashback and extractor over. Space for a fridge/freezer and space and plumbing for a washing machine. A large centre island with solid wooden work surface and breakfast bar area provides further storage and a great spot to sit and enjoy a cuppa or a glass of wine with friends. A timber, half glazed stable door gives access to the garden and UPVC double glazed windows afford plenty of natural light. Coving, two radiators and ceiling downlighting. A contemporary, solid wood door gives access to the lounge:-

Lounge

18'0" x 15'1" (5.5 x 4.6)

A spacious lounge with two double-glazed windows to the side elevation overlooking the garden. The polished metal, ornate, open fireplace standing on a polished, black, marble hearth is a lovely, focal point and this is just the place to be on a cold winter's night with a roaring log fire. Continuation of the solid oak flooring, two radiators, coving, ceiling downlighting and TV point.

WC

A stylish, contemporary cloakroom with concealed cistern w/c and vanity washbasin with monobloc tap and attractive, tiled splashback. Vertical, ladder radiator, extractor fan and striking geometric style flooring.

Garage

Accessed from a doorway in the family room is the spacious, integral, double garage with remote control, roller style door. Concrete flooring and UPVC, half obscure glazed door to the rear garden. Pressurised water cylinder. This is a great space for all the family paraphernalia or even a couple of cars!!

FIRST FLOOR

Landing

A return, carpeted staircase with double-glazed windows leads up to a most spacious, galleried landing area giving access to the principal rooms. Coving, carpeting and space for several items of furniture.

Master Bedroom

17'0" x 10'5" (5.2 x 3.2)

An absolute oasis of peace and calm, having windows to two elevations affording a bright and spacious feel with ample space for a large, double bed. Carpeted flooring, wall lights and radiator. Loft access. Doorway to en-suite shower room.

En Suite Shower Room

A luxury en-suite shower room with curved, panel bath with mixer tap and hand held shower over, concealed cistern w/c and vanity wash basin with monobloc tap. Tiled to half-height. Complementary, geometric design flooring. Obscure glazed, UPVC double-glazed window, coving and extractor.

Bedroom Two

13'1" x 11'5" (4.0 x 3.5)

A further bright and spacious, south facing, double bedroom with UPVC window overlooking the garden affording long distant views towards the iconic Cow and Calf rocks. A charming, white, painted, cast iron fireplace provides an attractive focal point. Fitted storage, coving, radiator and carpeted flooring. A doorway opens into:

En Suite Shower Room

A further luxurious en-suite, comprising a large, walk-in shower with glazed screen and mains shower with thermostatic mains shower, concealed cistern w/c and vanity washbasin with monobloc tap. Downlighting, extractor and vertical, ladder, towel radiator. UPVC, obscure, double glazed window. Tiled flooring.

Bedroom Three

11'5" x 9'10" (3.5 x 3.0)

A good sized, double room. UPVC double-glazed window, carpeted flooring and radiator.

Bedroom Four

15'1" x 7'10" (4.6 x 2.4)

Last, but by no means least, a fourth double bedroom, benefitting from a charming, feature, arched, double-glazed window. Carpeted flooring and radiator. Loft access.

WC/Shower Room

A beautifully appointed house shower room with large, walk in shower with mains thermostatic shower, separate hand held shower attachment and large, glazed shower screen. Stylish, vanity washbasin with modern monobloc tap and concealed cistern w/c. Coving, downlighting and extractor.

OUTSIDE

Garden

A true gem of this wonderful, family home is the private, enclosed garden. A Yorkshire stone pathway leads down the side of the garage to an arched, wrought iron gate giving access to the rear, south facing garden. Privacy is maintained by manicured hedging and fencing. The garden is laid mainly to level lawn with several lovely seating areas - a spacious patio directly to the rear and a gravelled space to the side elevation - ideal for al fresco entertaining and relaxing. To the side of the property is a further area with ample space for a trampoline and other children's play equipment such as swings or slide.

Garden Room/Office

A further great plus is a timber office/ garden room having UPVC French doors with a UPVC side window and light, heat, power and water. This could be utilised for many other purposes. The garden room can be accessed via the pathway to the side of the garage.

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.

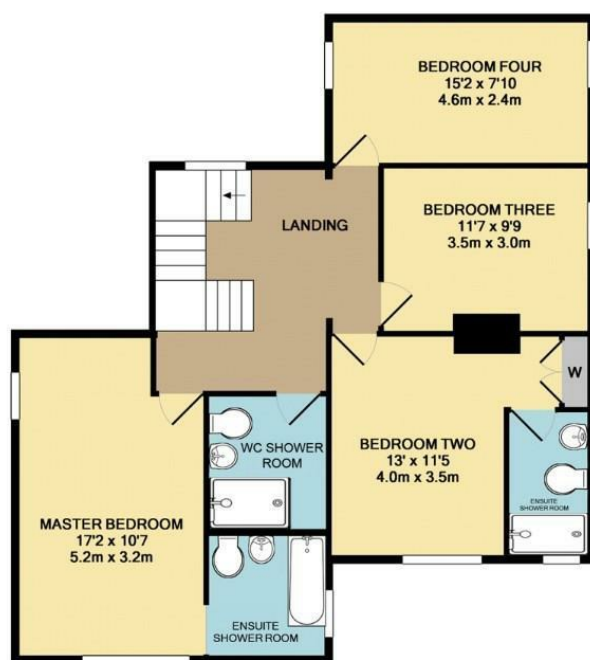
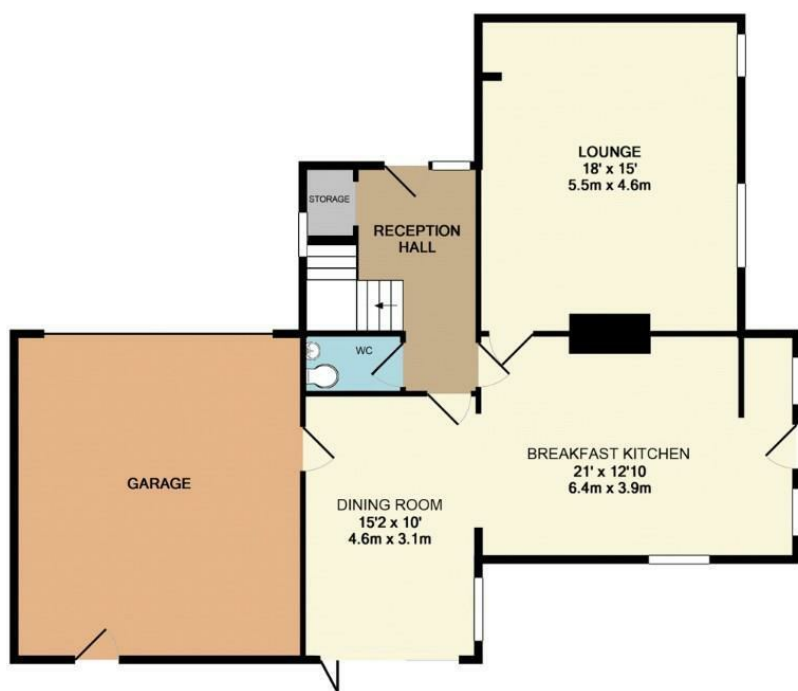
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- Four Bedroom Detached Family Home
- Lounge With Open Fire
- Second Reception Room
- Beautifully Appointed Contemporary Kitchen
- Three Bathrooms Including Two En-Suite
- Integral Double Garage
- Enclosed Private South Facing Garden
- Garden Office/Studio With Light & Power
- Close Walking Distance Of Highly Regarded School & Train Station
- Council Tax Band E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	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 1961 SQ.FT. (182.2 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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