

# Harrison Robinson

Estate Agents



**2 Wheatley Gardens, Ilkley, LS29 8SD**

**£599,950**

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### GROUND FLOOR

#### Entrance Hall

A smart composite entrance door with glazed panel and side windows with obscure glazing leads into a welcoming hallway with luxury, vinyl plank flooring, under stairs storage cupboard and radiator. There is plenty of room for an item of furniture and a double glazed window to the side elevation allows natural light to flood in. This is a fabulous spot to welcome family and friends. Doors lead into the dining kitchen to the rear of the property and the spacious, through lounge.

#### Lounge

14'9" x 11'9" (4.50m x 3.60m )

A lovely, light and airy sitting room with beautiful, recently installed log burning stove on a stone hearth. A large, double glazed, uPVC window to the front affords views down the cul de sac. Carpeted flooring, coving and radiator. Open into

#### Family Room

10'9" x 10'5" (3.30m x 3.20m )

A further, spacious living area to the rear of the property with large, uPVC, double glazed, sliding doors leading out onto raised decking. The views from this room are stunning and one can imagine spending quality time here relaxing and enjoying the scenery. Carpeted flooring, coving, radiator. Currently utilised as a playroom this room provides flexible, family living. It would work equally well as a snug or home office, if desired.

#### Kitchen

10'9" x 7'10" (3.30m x 2.40m )

A fabulous, dining kitchen with a range of cream, high gloss, wall and base units with granite effect worksurfaces and upstands, continuation of the laminate flooring. Integral appliances include a Siemens four ring induction hob with extractor over, two Siemens, electric ovens, a fridge freezer and dishwasher. A stainless steel one and a half bowl sink with mixer tap sits beneath a double glazed window affording beautiful, long distance views across the valley and over the lovely garden. What a view to wash up to! Planning permission was granted previously for a single storey rear extension (this has now lapsed).

#### Utility Room

7'10" x 5'2" (2.40m x 1.60m)

With space and plumbing for a washing machine, useful, tall cupboard providing storage and wall mounted boiler. A 'Rock' composite door with glazed panel leads out to the driveway. Continuation of luxury, vinyl, plank flooring. Door into:

#### Dining Room

9'10" x 9'6" (3.00m x 2.90m)

A bright and spacious area with uPVC, patio doors to the side elevation giving access to the beautiful, rear garden via wooden steps. Continuation of luxury vinyl plank flooring, radiator. One can imagine many happy times entertaining friends and family here. Door into:

#### Shower Room

With low level w/c, pedestal hand basin with chrome taps and large, fully tiled shower cubicle with Grohe, thermostatic shower and folding doors. Obscure glazed, uPVC window, downlighting, extractor and wall mirror with light over. Continuation of luxury, vinyl flooring.

### FIRST FLOOR

#### Landing

Carpeted, return stairs with white, spindle balustrade lead up to a spacious, 'L' shaped landing with useful over stairs, storage cupboard and doors leading into four bedrooms and the stunning, recently fitted, four-piece house bathroom.

#### Bedroom One

14'9" x 11'1" (4.50m x 3.40m)

A great sized, double bedroom to the front of the property with a double glazed window affording views down the cul de sac, carpeted flooring, coving, radiator.

#### Bedroom Two

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

A double bedroom to the rear elevation with coving and carpeted flooring. Double glazed window with radiator beneath. This room has fabulous views across the valley.

#### Bedroom Three

18'8" x 8'2" (5.70m x 2.50m)

Wow! A fabulous sized, double bedroom to the rear of the property with two large windows allowing lots of natural light to flood in and affording beautiful, long distance, Wharfe valley views. Carpeted flooring, downlighting, two radiators.

#### Bedroom Four

7'10" x 7'6" (2.40m x 2.30m)

A good sized, single room to the front elevation with double glazed, uPVC window to the side, carpeted flooring and radiator. A recessed cupboard provides storage and a loft hatch gives access to a part boarded loft area.

#### Bathroom

A larger than average, newly installed, four-piece bathroom with low level w/c with concealed cistern, circular hand basin set in a bespoke vanity unit with chrome mixer tap and deep-fill bath with central chrome taps and tiled surround. Separate shower cubicle with attractive wall tiling, thermostatic drench shower plus additional attachment and fixed, glazed screens. Tall, wall mounted, mirror fronted cupboard, obscure, double glazed window, two, chrome heated towel rails, downlighting. Attractive pendant lighting over bath, extractor, laminate flooring.

### OUTSIDE

#### Garden

This wonderful, large garden, is the true pièce de résistance and one can imagine spending lots of time with family and friends here, enjoying the fabulous space on offer. There are two large patios, a decked area and an abundance of level, lawned areas with mature borders with flowering plants and shrubs and neat hedging maintaining privacy. Through a gap in the hedge one finds a further, spacious, delightful 'secret garden' with mature fruit trees, which has smart fencing and hedging and is laid to lawn. Here there is ample room to sit and relax or for children to play safely. A wooden gate gives access to the driveway. Outside tap, power sockets. This is a truly fabulous, family garden where one can enjoy al-fresco entertaining whilst the children play or simply relax and enjoy the surroundings. There is also a small lawned area to the front of the property with smart hedging and a beautifully manicured tree on the driveway.

#### Garage And Driveway Parking

To the front of the property a smart, cobbled driveway provides parking for two cars and the property benefits from a single garage with up and over door, power and lighting.

### 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.

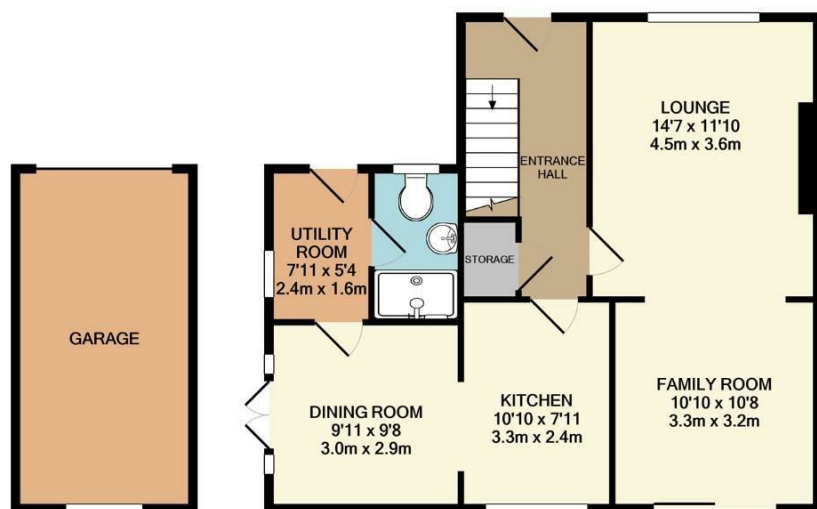
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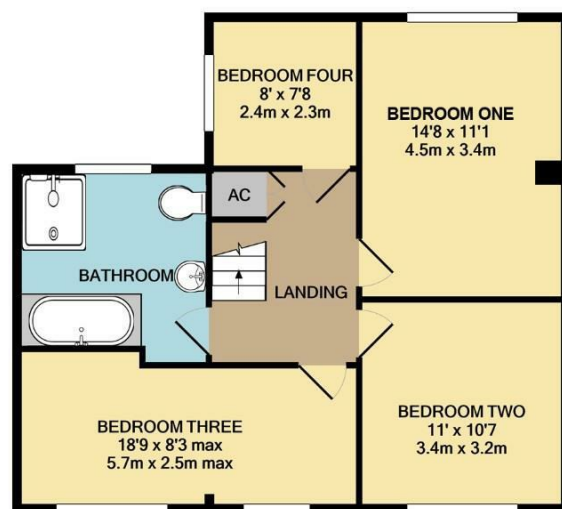
- Beautifully Presented Four Bedroom Semi-Detached House
- Quiet Corner Cul de Sac Location Enjoying Wonderful Views
- Wonderful Large Family Garden
- Recently Decorated And Newly Carpeted Throughout
- Modern Dining Kitchen With Garden Access
- Downstairs Shower Room
- Lounge With Log Burning Stove
- Newly Installed Immaculate Four Piece Bathroom
- Walking Distance To Schools And Train Station
- Council Tax Band E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	67	81
England & Wales		EU Directive 2002/91/EC





GROUND FLOOR  
APPROX. FLOOR  
AREA 800 SQ.FT.  
(74.3 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 644 SQ.FT.  
(59.9 SQ.M.)



TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 1445 SQ.FT. (134.2 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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