

Harrison Robinson

Estate Agents



Langstone Langbar Road, Ilkley, LS29 0AR

£1,495,000

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GROUND FLOOR

Entrance Porch

Steps lead up from the driveway with a stainless-steel and glass balustrade to a composite front entrance door opening into a light and airy entrance porch with multi pane window overlooking the driveway and engineered oak flooring in an attractive herringbone design. Coving and fitted doormat. A multi-paned glass door opens into:

Reception Hall

A bright and spacious hallway, an ideal environment in which to welcome friends and family. Room for several pieces of furniture. A useful cloaks cupboard provides a good amount of storage. Coving, radiator and continuation of the engineered oak flooring. A doorway opens into:

Lounge

19'10" x 16'9" max (6.05 x 5.13 max)

A bright and extremely spacious, dual aspect sitting room. A large, bay window to the front elevation affords a great amount of natural light, supported by a further arched window to the side of the elegant, feature fireplace, which houses a modern, gas, log effect fire. Carpeted flooring, wall lights and TV point. Double, multi paned, glass French doors open into:

Living Dining Kitchen

41'6" max x 16'4" max (12.65 max x 4.98 max)

Wow, a recent extension has created this wonderfully spacious living dining kitchen - the heart of this lovely home - ideal for family get togethers or more formal entertaining, with ample space for a large dining table and some comfy furniture in which to relax. The bay window to the front elevation is flooded with the afternoon sun, whilst bi-fold doors afford further natural light and access to the garden. Velux windows with fitted blinds accentuate the bright atmosphere, TV point. Two charming arched windows in the dining area mirror that of the lounge. Continuation of the engineered oak flooring. The beautifully appointed, bespoke, fitted kitchen incorporates a comprehensive range of base and wall units with complementary quartz worksurfaces over and a whole host of integrated appliances to include an electric, steam oven, an electric oven/microwave, two electric double ovens and plate warmers, a five ring gas hob with extractor fan over, a dishwasher, a full height fridge and a full height freezer. The ovens and dishwasher are smart appliances. Last, but not least, is the large 'Cople' wine fridge with temperature separated white and red wine storage. An inset stainless-steel, double sink with Quooker tap sits beneath a large multi-paned window overlooking the charming, rear garden. A central island incorporates further generous storage and a breakfast bar seating area. A composite external door leads out onto the rear patio facilitating al fresco entertaining.

Bedroom Two

15'1" x 12'7" (4.62 x 3.86)

This is a fabulous addition to the property, providing an ideal guest suite. A generous, double bedroom with carpeting, radiator and downlighting. A large, multi-paned window provides a lovely outlook over the front garden.

En Suite Shower Room

A beautifully appointed shower room incorporating a large, walk-in shower with glazed screen, mains drench shower and hand-held shower attachment, a large vanity washbasin with chrome, monobloc tap and useful storage below and a concealed cistern w/c. Fully tiled to the walls and floor. A multi-paned window with opaque glazing allows for ample natural light. Downlighting, extractor fan, mirrored wall cabinet and wall mounted towel radiator.

Bedroom Three

12'4" min x 11'10" (3.76 min x 3.61)

A bright and spacious, double bedroom to the front elevation with a south facing picture bay window, which affords natural light and elevated views over the garden. Contemporary, fitted wardrobes, carpeted flooring and radiator.

Bedroom Four

12'9" x 10'9" (3.89 x 3.3)

A further charming, beautifully presented, double bedroom to the rear of the property with bay window overlooking the garden. Carpeted flooring, radiator and a range of contemporary fitted wardrobes.

WC Shower Room

A most stylish shower room fitted with a modern suite featuring a large, vanity basin with monobloc, chrome tap and useful storage underneath, a walk-in glass shower area with thermostatic shower and separate hand shower and low-level w/c. with concealed cistern and push flush. Window with obscure glass to the side elevation. Fully tiled with contemporary grey tiling to the walls and floor with areas of feature tiles. Downlighting.

FIRST FLOOR

Landing

A carpeted return staircase leads from the reception hall to the carpeted, first floor landing with access to three bedrooms and a useful cupboard affording boarded out under eaves storage.

Master Bedroom

16'11" max x 12'4" max (5.18 max x 3.78 max)

A most generous, double bedroom, designated as a most delightful master bedroom. A large dormer window overlooks the garden, whilst an expanse of modern wardrobes offers plentiful storage. Carpeted flooring and contemporary, vertical radiator.

En Suite

10'0" x 7'8" (3.05 x 2.35)

A sliding, oak door opens into a spacious, stunning en-suite bathroom, comprising modern, vanity basin with chrome, monobloc tap and storage below, oval, free-standing bath with wall mounted fittings and hand shower. Low level w/c with concealed cistern and push flush and walk in wet room shower with glazed screen and ceiling mounted drench shower with separate hand shower. Superb, contemporary, grey tiling to the walls and floor, with areas of feature tiles creating an on-point backdrop.

Bedroom Five

14'7" x 8'5" (4.47 x 2.58)

A charming, good-sized bedroom featuring a multi-paned, circular window with fitted colonial style shutters supported by two large, Velux windows affording lovely views. Carpeting, radiator and downlighting. Two cupboards open into under eaves storage.

Study

12'4" x 8'0" (3.78 x 2.44)

A good-sized study. Carpeting, window and under eaves storage.

LOWER GROUND FLOOR

Utility Room

12'9" x 8'9" (3.91 x 2.69)

A great-sized utility room fitted with modern base and wall units with complementary laminate worksurface and tiled splashback over. Stainless-steel sink and draining board with monobloc tap. Space and plumbing for a washing machine and space for a tumble drier. Tall cupboards provide further invaluable storage. Space for an American style fridge/freezer. Vertical, contemporary radiator. A cupboard houses the Vaillant central heating boiler and pressurised cylinder. Vinyl flooring and downlighting. A half-glazed, composite door leads out to the side of the property.

Gym

16'2" x 8'10" max (4.95 x 2.71 max)

Currently used as a gym, this is yet another great-sized, highly versatile room. A multi-paned window to the rear of the property allows for ample natural light. Carpeted flooring, radiator, TV point and downlighting.

WC Shower Room

Yet another stylish, contemporary shower room fitted with a large walk-in shower with glazed screen and mains shower, vanity washbasin with chrome monobloc tap and concealed cistern w/c. Fully tiled to the walls and floor, downlighting and extractor fan. Wall-mounted, contemporary radiator and a mirrored wall cabinet.

Garage

32'4" max x 20'6" max (9.86 max x 6.27 max)

This sizeable, integral, triple garage will be the envy of anyone with several cherished cars to store safely! Remote control, doors to the front. Window to the side elevation.

OUTSIDE

Driveway & Parking

Electric gates give access to a tarmacadam driveway leading to the triple garage and offering ample off-street parking and a safe area for young children to play on bikes.

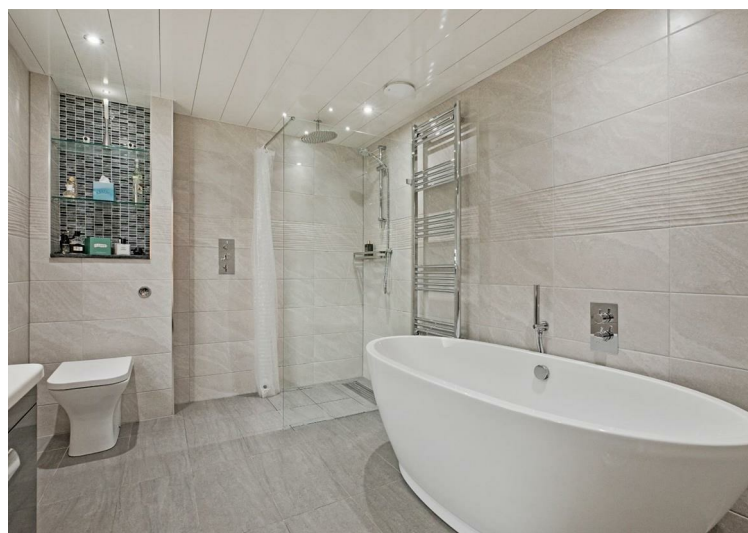
Garden

A true gem of a garden - situated on an over generous, corner plot, the south-westerly facing gardens enjoy the sun most of the day. Laid mainly to lawn for ease of maintenance, bordered by shrubs specimen trees and conifer hedging for absolute privacy and quiet, patio seating areas are dotted about to follow the sun's progress throughout the day. The garden has one true secret and that is a charming, babbling brook that runs through a constructed stream to its southern edge, offering the tranquil sound of running water. For those green fingered amongst us there are some raised vegetable beds and a small greenhouse. Electric gates give access to a newly laid tarmacadam driveway leading to the garage and offers ample off-street parking for several cars and a safe area for young children to play on bikes.

Pergola

This stunning pergola is situated on the rear patio close to the Living Dining Kitchen conducive to al fresco entertaining and dining. It is a bespoke design, 6 metre x 4 metre aluminium pergola from Beautifully Shuttered & Yorkshire Pergolas. Features include a louvred roof with electric, multi-directional opening, a composite

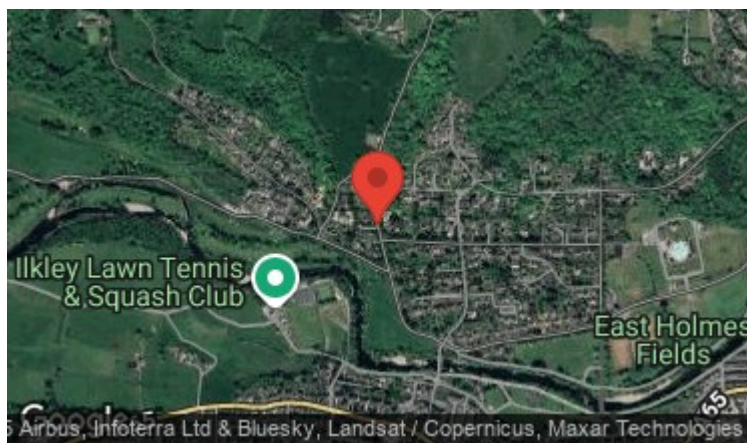
Tel: 01943 968 086



- Five Bedroom Extended Detached House
- Large Private Corner Plot
- Highly Desirable Ilkley Location
- Spacious Flexible Accommodation Over Three Floors
- Stunning Living Dining Kitchen
- Delightful Gardens Including a Luxury Pergola For Use All Year Round
- Integral Triple Garage
- Electric Gates, Alarm & Security Cameras
- 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	68	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



LOFT

LOWER GROUND FLOOR
APPROX. FLOOR
AREA 978 SQ. FT.
(90.8 SQ. M.)

GROUND FLOOR
APPROX. FLOOR
AREA 1727 SQ.FT.
(160.4 SQ.M.)

FIRST FLOOR
APPROX. FLOOR
AREA 739 SQ.
(887 SQ. M.)

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TOTAL APPROX. FLOOR AREA EXCLUDING LOFT 3444 SQ. FT. (319.9 SQ. M.)

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and 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 availability or efficiency can be given.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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