

Harrison Robinson

Estate Agents



265 Leeds Road, Ilkley, LS29 8LL

£680,000

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GROUND FLOOR

Entrance Hall

A smart, composite door with two opaque glazed panels opens into a welcoming entrance hall, which is bright and airy courtesy of the adjacent window. This is a wonderful environment in which to greet family and friends. A carpeted staircase with open spindle balustrade leads to the first floor. Attractive wooden panelling to half-height. Contemporary style radiator, engineered wood flooring and downlighting. Useful, deep, hanging cloaks cupboard and additional understairs storage cupboard.

Kitchen

18'0" x 7'2" (5.5 x 2.2)

A lovely, bespoke, handmade kitchen comprising of a solid wood base and wall cupboards with hand painted doors, attractive, cup handles and solid wood worksurfaces over. Country cottage touches include a large, double, Belfast style sink with traditional style monobloc tap, a charming plate rack, brick effect, tiled splashback to the sink and range area and tongue and groove wood panelling. Integrated appliances include a Smeg, cream, enamel range with electric oven and with six burner gas hob and concealed extractor over and a dishwasher. Space for a fridge/freezer and space and plumbing for a washing machine. Laminate flooring, radiator and downlighting. A patio door with adjacent full length glazed panel provides access onto the decked terrace and garden beyond whilst allowing the natural light to flood in enhanced by a Velux window. A cupboard houses the central heating boiler.

Dining Room

13'5" x 11'1" (4.1 x 3.4)

This is a wonderful room in which to dine with beautiful views over the stunning garden through French doors with a large picture window to one side and a further window to the other side allowing the natural light to flood in. Access onto the decked terrace creates a wonderful inside/outside ambiance, making this the most fabulous entertaining space. Engineered wood flooring and radiator. Three-quarter glazed French doors with two matching side panels open into the lounge.

Lounge

14'5" x 13'5" (4.4 x 4.1)

This room benefits from good proportions and yet has a cosy feel created by the log burning stove sitting within the antique brick fireplace with rustic, timber mantle over. A further set of three-quarter glazed doors with side panels open in turn into the snug, providing significant flexibility in the use of space. Continuation of the engineered wood flooring, downlighting, radiator and TV point.

Snug

10'9" x 9'10" (3.3 x 3.0)

Yet another great reception room enjoying beautiful moorland views through the bay window to the front elevation, fitted with Colonial style shutters. The engineered wood flooring continues. Radiator and TV point.

Study / Bedroom

12'1" x 11'1" (3.7 x 3.4)

The versatility just keeps on giving! Currently used as a fourth double bedroom, this would also make an ideal study or playroom. Benefitting from a bay window fitted with colonial style shutters offering a lovely view up to Ilkley Moor. Radiator and engineered wood flooring.

W.C.

Fitted with a corner washbasin with mixer tap and tiled splashback and a low-level w/c. Laminate flooring, downlighting, extractor fan and loft hatch.

FIRST FLOOR

Landing

A carpeted landing with radiator, downlighting and loft hatch. Access into three bedrooms and the house shower room. The Velux window makes for a bright atmosphere.

Master Bedroom

14'5" x 12'5" (4.4 x 3.8)

Situated to the rear of the property, the Master bedroom is an ultimate haven of relaxation. How fabulous to be able to open the French doors with glazed Juliette balcony and allow the superb garden views and birdsong in! A vaulted ceiling with exposed beam enhances the feeling of space and character. Laminate flooring, tall, contemporary, vertical radiator, wall light and useful shelving. Contemporary sliding wardrobes provide great storage. A space saving pocket door opens into:

En Suite

A luxurious en-suite bathroom with a claw foot, roll top bath with traditional style central mixer taps with hand held shower attachment taking centre stage. A stylish, vanity washbasin sits within a lovely, painted, timber stand incorporating drawers and shelving with wall-mounted traditional style taps. Metro tiled splashback and large

mirror over. Low-level w/c. This is the perfect blend of the contemporary with characterful touches such as the traditional style radiator with heated towel rail and the tongue and groove wooden panelling to half-height. Attractive, geometric style, tile effect, vinyl flooring and extractor fan. A window with opaque glazing allows for ample natural light.

Bedroom Two

13'1" x 11'1" (4.0 x 3.4)

A double bedroom to the front of the property benefitting from superb, far reaching views towards the iconic Cow and Calf Rocks through the large window. The bright atmosphere is accentuated by the Velux window with fitted blind to the side elevation. Fitted wardrobe and fitted study desk. Laminate flooring and radiator.

Bedroom Three / Study

13'5" x 8'10" (4.1 x 2.7)

Extended by our vendors, this has created another great-sized bedroom, which is currently serving as a study. Two windows allow the light to flood in. Laminate flooring, contemporary style radiator and downlighting.

Bedroom Four

7'6" x 9'10" (2.3 x 3.0)

An additional good-sized bedroom to the front elevation enjoying further stunning moorland views with a direct view of the Cow and Calf Rocks. Continuation of the laminate flooring and downlighting. Fitted wardrobe and large, fitted, study desk. A light window with fitted blind enhances the light atmosphere.

House Shower Room

A beautifully appointed shower room including a large, walk-in, wet room style shower with glazed screen, inset fitted shelf and wall mounted controls featuring a mains drench shower with hand-held shower attachment. A stylish vanity wash basin with wall-mounted mixer tap incorporates two useful storage drawers. Concealed cistern w/c with push button flush. Fully tiled to the walls and floor. Chrome, ladder, towel radiator and large, fitted mirror. Velux window with fitted blind, extractor fan and spotlights.

OUTSIDE

Gym / Garden Room

Driveway

A timber field gate opens onto a gravelled driveway, which affords parking for several vehicles. Evergreen laurel bushes provide privacy.

Gardens

This is a true labour of love and the 'jewel in the crown' of this lovely, family home. An area of newly fitted decking is accessed from the dining room and kitchen and catches the morning and then the late afternoon and evening sun - a lovely area from which to absorb the beauty of this stunning garden. There are several areas of lawn, the main one being a great-sized, level expanse at the bottom of the garden - a great spot for children to play. Two further decked terraces, one in front of the garden room, are strategically positioned to catch the sun at various times of the day. This garden is so well established with well-designed borders of colourful plants and flowers, a riot of colour in the Spring and Summer. The green fingered amongst us will enjoy cultivating vegetables in the raised beds and greenhouse and there are a number of fruit trees, bearing apples, plums and pears. There is a wooden bridge over the beck at the bottom of the garden leading to a timber gate with access onto the riverside path leading into Ilkley. A summerhouse is a lovely spot to sit and relax with a good book and a cuppa, enjoying the peace and tranquillity of this most gorgeous of gardens. The exterior of the house is composite cladding.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

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

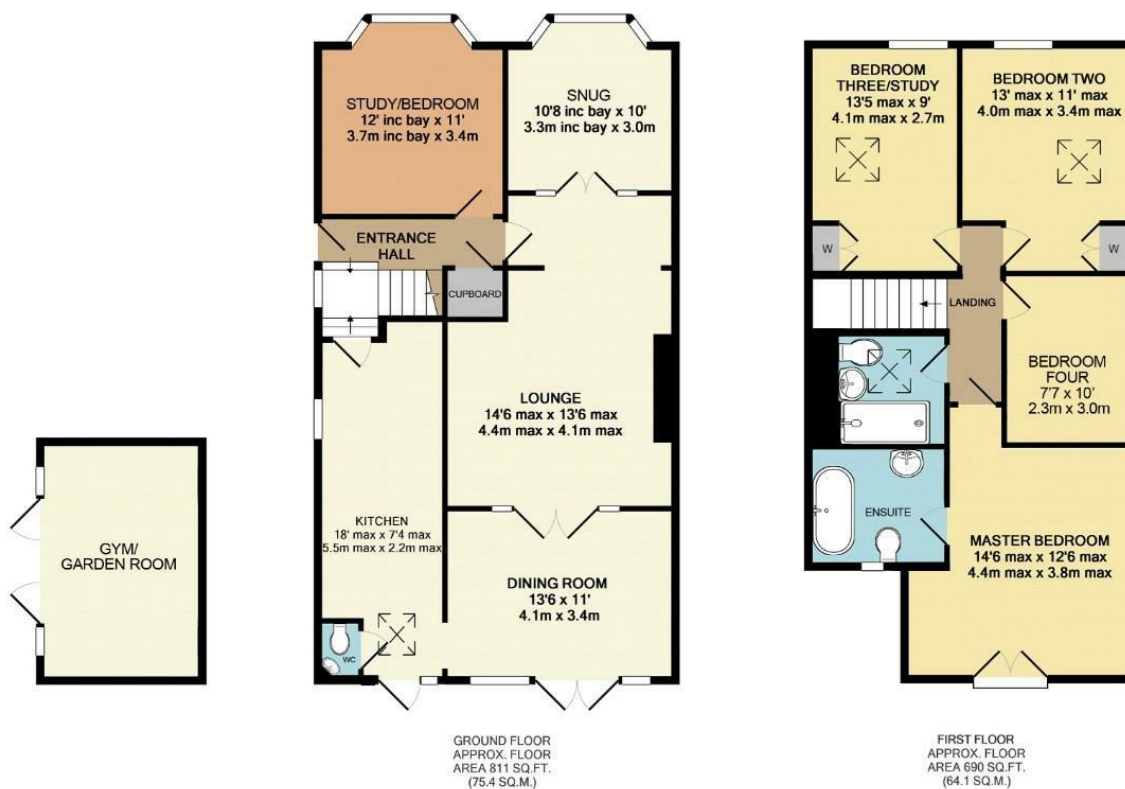
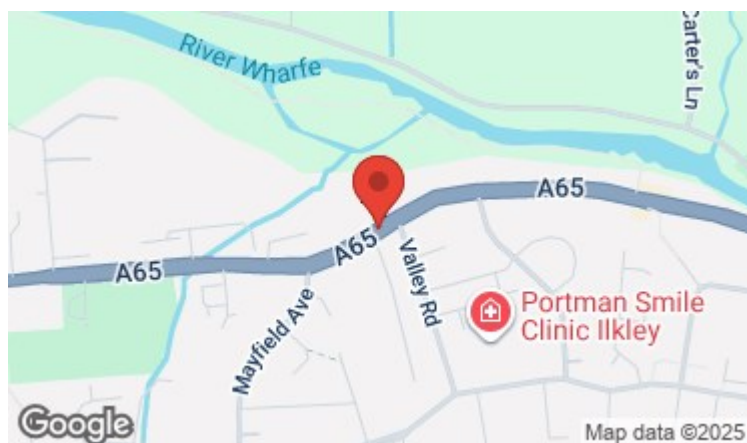
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

Tel: 01943 968 086



- Four/Five Bedroom Detached House
- Three/Four Reception Rooms
- Bespoke Handpainted Country Kitchen
- Master Bedroom With Luxury En Suite Bathroom
- Magnificent Expansive Gardens & Stunning Views
- Highly Versatile Accommodation
- Direct Access To Riverside Walk
- Driveway With Parking For Several Vehicles
- Close Proximity To Amenities Including Excellent Schools & 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	74	81
(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 EXCLUDING GYM/GARDEN ROOM 1501 SQ.FT. (139.4 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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