

Harrison Robinson

Estate Agents



2 Hallcroft Drive, Addingham, LS29 0QN

Price Guide £1,050,000

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GROUND FLOOR

Entrance Porch

A glazed timber entrance door with glazed side window opens into an entrance porch with exposed stonework, attractive floor tiling and ceiling light. A fully glazed door with tall side window opens into a most welcoming reception hall.

Reception Hall

A large 'L' shaped reception hall with doors giving access to all the principal rooms. Carpeted flooring, downlighting, two radiators. There is a good degree of natural light courtesy of windows looking into the lounge. Recessed cupboards provide great storage, a half glazed timber door with decorative obscure glazing leads out to the garden. This is a great space to welcome family and friends.

Lounge

24'1" x 13'11" (7.36 x 4.26)

A beautifully presented light and airy lounge courtesy of two double glazed windows overlooking the stunning open countryside and French doors enjoying a direct view across to Ilkley Moor opening out onto the large patio and looking over the beautiful generous garden. Carpeted flooring, two radiators, attractive stone fireplace housing a coal effect gas fire and with ample room for comfortable furniture.

Dining Room

16'0" x 11'9" (4.88 x 3.60)

A second, dual aspect reception room, currently arranged as a formal dining room, which would work equally well as a family room, snug or playroom for children, if needed. Carpeted flooring, radiator, coving, ceiling lights.

Study

12'4" x 9'10" (3.76 x 3.00)

A third, dual aspect reception room with a lovely view out to the garden, currently arranged as a home office with carpeted flooring, recessed, floor to ceiling shelving, radiator and coving. Again, this room is most flexible in use.

Breakfast Kitchen

16'8" x 11'10" (5.10 x 3.61)

A beautifully presented dining kitchen fitted with a range of solid wood cabinetry with attractive handles, granite work surfaces, upstands and windowsills. Appliances include range cooker with seven ring gas hob, stainless steel extractor over and glass splashback, fridge, freezer and dishwasher. A large Belfast sink with traditional style, chrome mixer tap sits beneath a large double glazed window looking out to a paved area to the rear. Two further windows allow natural light, beautiful stone flooring, radiator, ceiling lights, coving. There is ample space for a family dining table making this a most sociable room. A glazed door opens into:

Utility Room

8'0" x 7'4" (2.44 x 2.24)

A good sized utility room fitted with matching cabinetry to the kitchen with a solid wood work surface, wine rack and shelving. Double glazed timber window, continuation of the attractive stone flooring, space and plumbing for a washing machine and tumble dryer, radiator, downlighting. A half glazed timber door with decorative glazing leads to the driveway. A further door opens into the:

Integral Double Garage

19'0" x 18'11" (5.80 x 5.78)

A double garage providing fantastic storage with electric up and over door, hatch giving access to a boarded storage space. Wall mounted, gas central heating boiler, a timber door leads to the outside of the property, a further door opens into a cloakroom/W.C.

Workshop / Garden Store

14'2" x 6'7" (4.32 x 2.02)

A most useful, additional workshop area with fitted bench and shelving with a sliding door leading out to the garden.

Gardener's Toilet

With low-level W.C. and wall hung handbasin with chrome taps with wall mirror over. Obscure glazed window, floor tiling, ceiling light.

Master Bedroom

13'8" x 11'10" (4.19 x 3.61)

A beautiful presented, generously proportioned master bedroom with four sets of double glazed windows enjoying beautiful countryside views to two elevations. Carpeted flooring, radiator. Door into:

En Suite Shower Room

An immaculately presented, four-piece ensuite shower room with low-level W.C. with concealed cistern, bidet, handbasin set in a vanity unit with chrome mixer tap and large, walk-in shower cubicle with thermostatic drench shower, additional attachment and fixed, curved, glazed screen. Beautiful stone wall and floor tiling, marble shelf with large, wall mounted mirror over, downlighting. Chrome, ladder style, heated towel rail, obscure, double glazed window.

Dressing Room

10'0" x 6'9" (3.05 x 2.08)

An archway in the master bedroom leads to a dressing area with floor to ceiling fitted wardrobes.

Bedroom Two

15'5" x 11'4" (4.72 x 3.46)

A lovely, peaceful, good sized double bedroom with two double glazed windows allowing natural light, carpeted flooring and radiator. Fitted wardrobes provide excellent storage.

Bedroom Three

9'10" x 9'6" (3.02 x 2.90)

A delightful double bedroom to the front of the property with a double glazed window affording a fabulous view across to Ilkley Moor. Carpeted flooring, radiator.

Bedroom Four

9'3" x 7'6" (2.82 x 2.31)

A good sized single bedroom to the rear of the property with two double glazed windows, carpeted flooring and radiator. A hatch with fitted, pull down ladder gives access to a boarded loft space.

Bathroom

With low-level W.C. with concealed cistern, handbasin with traditional style chrome taps set in a marble work surface with bespoke timber vanity cupboard beneath and panel bath with traditional style taps and telephone style shower attachment. Separate shower cubicle with thermostatic shower, attractive wall tiling and glazed door. Complementary vinyl floor tiles, ceiling lights, extractor. Large, wall mounted mirrors, obscure, double glazed window.

OUTSIDE

Garden

The property occupies an enviable, substantial plot with beautiful, large level areas of lawn, mature planting and trees and a fabulous outlook over open countryside and across to Ilkley Moor. There are large patio areas ideal for alfresco dining and entertaining with attractive paved and gravelled areas and mature borders to enjoy. Stone steps lead to a pathway round to the rear of the property, where one finds a further paved area with attractive borders and gravel area. Fencing maintains privacy. One cannot fail to be impressed by the stunning countryside views and the wonderful, peaceful surroundings.

Driveway Parking

A large tarmac driveway provides ample off road parking for up to seven vehicles.

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.

Tel: 01943 968 086



- ***No Onward Chain***
- Four Bedroom Detached Bungalow
- Substantial Grounds Backing Onto Open Countryside
- Three Good Sized Reception Rooms
- Dining Kitchen With Utility Room Adjacent
- Large En Suite To Master Bedroom
- Integral Double Garage With Workshop
- Ample Driveway Parking
- Walking Distance To Village Amenities
- Council Tax Band G

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(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 	



TOTAL APPROX. FLOOR AREA INCLUDING GARAGE & WORKSHOP 2407 SQ. FT. (223.6 SQ. M.)

APPROX. FLOOR AREA INCLUDING GARAGE & WORKSHOP 2407 SQ. FT. (223
While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, doors and any other features are approximate and do not constitute a contract for any error, omission, or misstatement. 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 leased and no guarantee as to their operability or efficiency can be given.



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