

Harrison Robinson

Estate Agents



121 Bolling Road, Ilkley, LS29 8PN

Guide Price £835,000

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GROUND FLOOR

Reception Hall

A uPVC entrance door with obscure, decorative glazed panel with transom light and side window opens into a welcoming reception hall. Attractive floor tiling, continuing with stripped pine floorboards, radiator beneath radiator cover and understairs storage cupboard. Doors open into the living dining kitchen, spacious lounge with log burning stove, cloakroom/W.C. and a carpeted staircase leading to the converted, lower ground floor. A return, carpeted staircase with original, timber balustrading leads to the first and second floors of the property.

Living Dining Kitchen

25'9" x 18'11" (7.87 x 5.79)

A spacious, living dining kitchen across the rear of the property with double glazed windows and timber framed patio doors leading out to a large balcony, allowing an abundance of natural light and enjoying wonderful, long distance views. Fitted with a range of bespoke, solid wood cabinetry with granite effect worksurfaces and tiled splashbacks, also incorporating a large, solid wood peninsula unit. This is a most sociable room, the real hub of this home. Space and plumbing for undercounter appliances, gas fired AGA set in a chimney breast with attractive tiling and timber lintel over. Belfast sink with chrome mixer tap beneath a large window - what a view to wash up to! There is a useful utility area to the rear with a one and a half bowl stainless steel sink and drainer with chrome mixer tap. There is space for a family dining table and comfortable furniture, by the patio doors which bring the outside in in warmer months. Original, cast-iron fireplace with tiled hearth. Patio doors open onto:

Sun Terrace

A beautifully presented, spacious balcony with Indian stone paving, glazed floor pane looking down into the games room below and with smart, wrought iron railings. There is ample space here to entertain and relax whilst taking in the stunning views. A metal staircase with railings leads down to the lower, paved courtyard garden and onto the driveway and lawned garden to the rear.

Lounge

18'4" x 17'7" (5.59 x 5.36)

A generously proportioned lounge with large double glazed windows with stained glass panes to the front elevation allowing an abundance of natural light. Stripped pine floorboards, radiator beneath radiator cover, picture rail, coving. A large stone fireplace housing a log burning stove with exposed brickwork is a delightful, focal feature to this room.

Cloakroom / W.C.

With low-level W.C. with concealed cistern, chrome, wall mounted flush and wall hung handbasin with chrome mixer tap and tiled splashback. Attractive floor tiling, downlighting, extractor.

LOWER GROUND FLOOR

Family / Games Room / Snug

35'0" x 18'2" (10.67 x 5.54)

A return carpeted staircase with oak balustrading and low-level lighting leads down to the converted lower ground floor of the property. This is a fabulous space, ideal for family living, with a comfortable snug area with large log burning stove with solid wood lintel over and slate hearth and solid wood flooring with underfloor heating throughout. A step down leads to a large area to the rear, currently arranged as a games room, with lantern ceiling pane and large bifold doors opening to the courtyard garden. Downlighting, door into:.

Hall

With continuation of the solid wood flooring with underfloor heating, downlighting and with a smart composite door with decorative glazed panes leading out to the rear. Floor to ceiling storage cupboards housing the electricity meter and gas central heating boiler. Door into:

WC Shower Room

With low-level W.C., pedestal handbasin with chrome mixer tap and mosaic tiling to splashback and large, walk-in shower with thermostatic drench shower and fixed glazed screen. Stone effect wall tiling, complementary floor tiles, chrome, ladder style, heated towel rail. Downlighting, extractor.

Store Area

A useful understairs storage area.

Workshop

15'7" x 14'11" (4.75 x 4.57)

A spacious area with fitted workbench and shelving, ideal for storing bikes and outdoor equipment.

FIRST FLOOR

Landing

A carpeted staircase with original, timber balustrading and leads to the first floor of the property. Doors open into three bedrooms and the large, four-piece house bathroom. Carpeted flooring, radiator beneath radiator cover, the staircase continues to the second floor of the property.

Bedroom One

18'8" x 15'3" (5.69 x 4.65)

A generously proportioned double bedroom to the front of the house with two sets of double glazed windows enjoying lovely, long distance views. Carpeted flooring, radiator, beautiful, original, marble fireplace with decorative, tiled slips.

Bedroom Two

16'4" x 15'3" (5.00 x 4.65)

A large double bedroom to the rear of the house with two, large double glazed windows affording fantastic, long distance, Wharfe Valley views. Carpeted flooring, radiator, tall, fitted wardrobes providing excellent storage. Cast iron fireplace with fitted bookcases to both alcoves.

Bedroom Six

9'11" x 6'8" (3.04 x 2.05)

A single bedroom or study to the front of the house with double glazed windows with stained glass panes, fitted corner cupboard, carpeted flooring and radiator.

Bathroom

12'0" x 8'9" (3.66 x 2.69)

A large house bathroom with low-level W.C., traditional style, pedestal handbasin with chrome taps and clawfoot bath with traditional style, chrome taps. Separate shower cubicle with thermostatic shower, neutral wall tiling and decorative glazed door. Wooden wall panelling to half height, tile effect, vinyl flooring, obscure glazed windows to staircase. Two, double glazed, obscure windows to the rear of the property.

SECOND FLOOR

Landing

The carpeted staircase with timber balustrading continues to the second floor landing, where one finds three, further bedrooms and a second, four-piece, spacious bathroom. Carpeted flooring, coving, glass ceiling pane.

Bedroom Three

19'5" x 12'9" (5.92 x 3.91)

A large double bedroom to the front of the house with double glazed window, carpeted flooring and radiator. A Velux allows further natural light and exposed beams add to the character feel.

Bedroom Four

15'5" x 12'10" (4.70 x 3.92)

A fourth, good sized double bedroom to the rear of the house with carpeted flooring, double glazed windows enjoying the fabulous, long distance views, and radiator. Exposed beam adding to the character feel.

Bedroom Five

12'4" x 10'7" (3.76 x 3.23)

Last, but not least, a double bedroom to the front of the house with double glazed windows, carpeted flooring and radiator. Exposed beam.

Bathroom

12'4" x 12'2" (3.78 x 3.71)

A generously proportioned, second house bathroom with low-level W.C., traditional style, pedestal handbasin with chrome taps and panel bath, again, with traditional style, chrome taps. Separate shower cubicle with electric shower, decorative glazed door and white wall tiling. Fitted cupboards housing the hot water tank and providing storage. Pebble effect floor tiling, downlighting, radiator. Large double glazed windows affording delightful, far reaching views.

OUTSIDE

Gardens And Driveway Parking

To the rear of the property one finds a good sized paved area with log store and ample space for flowering pots and outdoor furniture. Stone walling maintains privacy. Directly opposite is a block paved driveway providing off-road parking for up to three vehicles, followed by a long, level, lawned garden with mature shrubs and trees, charming pond and chicken coop! This space is perfect for anyone who enjoys gardening and is great for children to play safely.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

Ultrafast Fibre Broadband is shown to be available to this property.

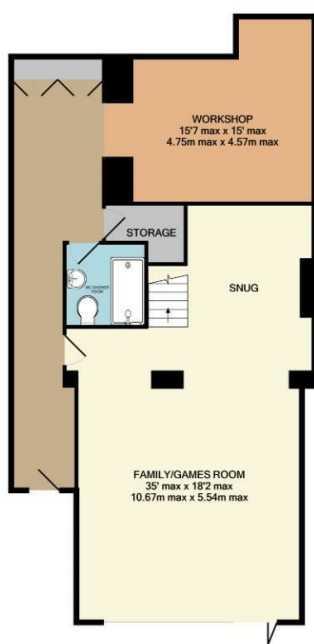
Broadband speeds and mobile 'phone coverage can be checked on the Mobile and Broadband Checker Ofcom website.

Tel: 01943 968 086



- Characterful Six Bedroom Mid Terraced House
- Generous Proportions Throughout
- Converted Lower Ground Floor With Snug, Games Room Shower Room And Ample Storage
- Three Bathrooms / Shower Rooms
- Living Dining Kitchen With Access To Large Balcony Enjoying Stunning Views
- Good Sized Level Lawned Rear Garden
- Off Road Parking For Two Vehicles
- Walking Distance To Excellent Schools, Train Station And Amenities
- Council Tax Band F

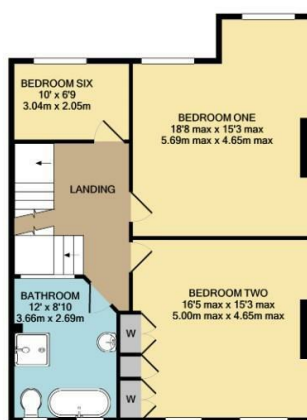
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



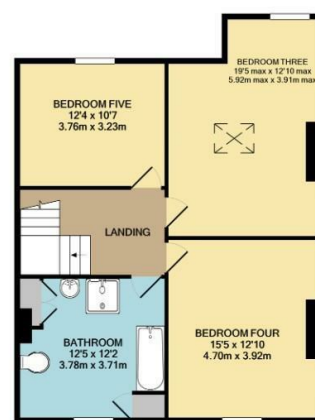
LOWER GROUND FLOOR
APPROX. FLOOR
AREA 1112 SQ.FT.
(103.3 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 805 SQ.FT.
(74.8 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 778 SQ.FT.
(72.3 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 778 SQ.FT.
(72.1 SQ.M.)

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TOTAL APPROX. FLOOR AREA 3470 SQ.FT. (322.4 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 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 tested and no guarantee as to their operability or efficiency can be given.



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