

Harrison Robinson

Estate Agents



North Ives Bolton Road, Addingham, LS29 0RF

£799,950

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GROUND FLOOR

Entrance Hall

A recently fitted, solid timber entrance door with transom light and original, stained glass side window opens into a good sized hallway with original floor tiling, Dado rail, coving, ceiling rose and radiator. Useful, understairs storage cupboard, carpeted staircase leading to the first floor of the property. Doors open into the dining room and playroom.

Dining Room

17'5" x 14'8" (5.33 x 4.48)

A well proportioned room with lovely bay window with tall, double glazed windows enjoying fabulous views across to Beamsley Beacon. LVT floorin with underfloor heating, two, traditional style radiators. An original, large fireplace with open fire, marble surround and tiled slips is a fabulous focal feature to this room in addition to a lovely ceiling rose, coving and picture rail. Being open to the kitchen this really is a great entertaining space.

Breakfast Kitchen

13'10" x 10'7" (4.22 x 3.25)

A beautifully presented, recently installed kitchen with solid wood cabinetry with brushed chrome doorknobs and cup handles with attractive granite worksurfaces and upstands incorporating a good sized central island providing storage in cupboards and drawers and seating for up to three people. Appliances include dishwasher, microwave and an electric range cooker with induction hob set in a chimney breast with attractive metro tiling and recessed spotlights. A one and a half bowl, inset stainless steel sink with traditional style mixer tap sits beneath a large, double glazed sash window to the rear of the house looking out over the garden and enjoying a wonderful aspect over open fields. Continuation of the LVT flooring with underfloor heating, traditional style radiator, picture rail and coving. Recessed ceiling lights, ceiling rose with pendant light and space for an American style fridge freezer.

Boot Room / Utility Room

A great room, added by the current owners, providing ample storage for coats, shoes and boots after a walk in the countryside with a half glazed timber door with large side window, two Veluxes, and attractive stone flooring. Two vertical radiators, recessed ceiling lights, cupboard housing the washing machine and tumble dryer and fitted, solid wood seat with storage beneath. Door into a cloakroom/W.C. and office / fifth bedroom, if needed.

Cloakroom / W.C.

With low-level W.C. with concealed cistern and wall hung handbasin with gold coloured taps. Wall panelling and dado rail, feature wallpaper, cupboard housing the gas central heating boiler. Recessed ceiling light, extractor.

Office / Bedroom Five

10'5" x 9'6" (3.18 x 2.90)

A dual aspect room to the rear of the house with carpeted flooring, traditional style radiator and double glazed sash windows enjoying lovely views over open fields and the garden. Currently arranged as a home office this would work equally well as a gym, snug or fifth bedroom, if needed.

Play Room

10'2" x 10'0" (3.10 x 3.05)

A most useful room, arranged as a playroom with LVT flooring with underfloor heating, vertical radiator and window into the boot room.

Living Room / Garden Room

17'7" x 13'8" (5.38 x 4.19)

A spacious, light and airy living room courtesy of large, double glazed windows incorporating bifolding doors out to the garden with a covered patio area. Solid wood flooring, exposed beams, underfloor heating. Log burning stove on a glass hearth. This is a lovely cosy room in winter and delightful in summer with the doors open to the garden.

FIRST FLOOR

Landing

A carpeted staircase with original timber balustrading leads to the first floor of the property, where doors open into three, good sized bedrooms and the beautiful house bathroom. A further, return staircase leads to the upper floor of the house.

Master Bedroom

14'0" x 14'0" (4.27 x 4.27)

A lovely double bedroom to the front of the property with double glazed sash windows enjoying a fantastic view across open countryside to Beamsley Beacon. Carpeted flooring, radiator, fitted wardrobe and shelving, recessed drawers, door into:.

En Suite Shower Room

Beautifully presented with low-level W.C, handbasin with traditional style mixer tap set in vanity drawers with attractive tiling to splashback and walk-in shower with thermostatic drench shower plus additional shower attachment, decorative wall tiling and fixed glazed screen. Wood effect, ceramic floor tiling, Chrome, ladder style, heated towel rail, LED wall mirror, recessed ceiling lights, extractor. Obscure, double glazed window to front elevation.

Bedroom Three

10'9" x 10'2" (3.28 x 3.10)

A good sized double bedroom to the rear of the house with carpeted flooring, double glazed window, enjoying a beautiful view over open fields, and radiator.

Bedroom Four

10'3" x 10'2" (3.13 x 3.10)

A third double bedroom to the rear of the house, again, with a double glazed sash window affording fantastic open views. Carpeted flooring, radiator.

Bathroom

Beautifully presented with low-level W.C. with concealed cistern, handbasin with chrome waterfall tap set in a vanity unit with attractive tiling to splashback and deep-fill bath with freestanding, waterfall mixer tap and shower attachment. Attractive, patterned wall and floor tiling, chrome heated towel rail, recessed ceiling lights, extractor. Two, obscure double glazed windows enjoying wonderful, far reaching views.

SECOND FLOOR

Landing

A return, carpeted staircase with timber balustrading and with storage cupboards to the half landing leads to the second floor, where deep cupboards provide excellent storage and give access to undereaves, boarded loft space. Door into:

Bedroom Two

17'0" x 13'1" (5.19 x 3.99)

A generously proportioned double bedroom with double glazed, arched window to the side of the property enjoying views over the fields and across to Ilkley Moor in addition to a large Velux allowing further natural light. Carpeted flooring,, fitted wardrobes with under eaves storage running behind, radiator. Exposed beams add to the character feel of this spacious room.

LOWER GROUND FLOOR

Cellar

27'11" x 6'0" (8.53 x 1.83)

Wooden steps lead down to the cellar, where one finds two, traditional style store rooms.

OUTSIDE

Garden

The property benefits from a lovely, charming garden to the rear, predominantly laid to lawn, with attractive borders housing mature plants, shrubs and trees. Low stone walling and smart fencing maintain privacy, there are delightful patio areas, ideal for outdoor furniture and alfresco dining. The outlook across open fields to the rear is beautiful. Outside tap, power point, timber shed. To the front the property is set back from the road behind smart fencing with a timber gate opening to a stone paved pathway leading to the newly fitted entrance door. There is an area of lawn with attractive borders and a large gravel area, perfect for storing bins or housing play equipment.

Driveway Parking

A gravelled driveway provides off road parking for up to five vehicles.

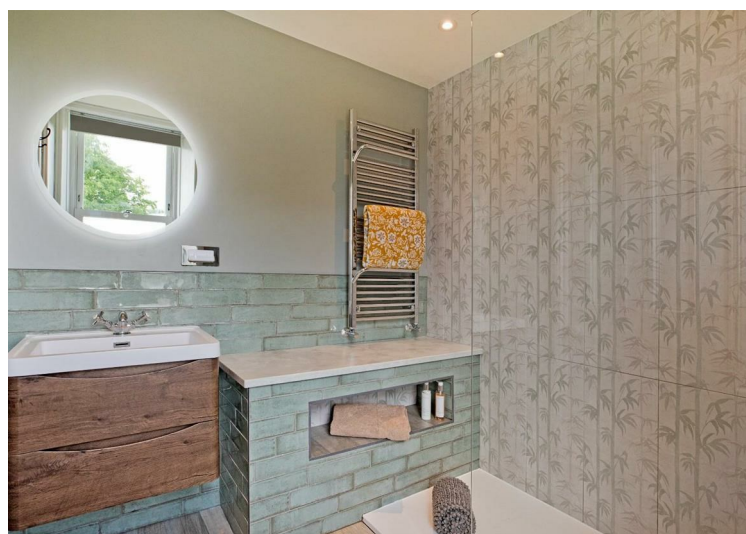
UTILITIES AND SERVICES

The property benefits from mains gas, electricity and has its own septic tank.

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

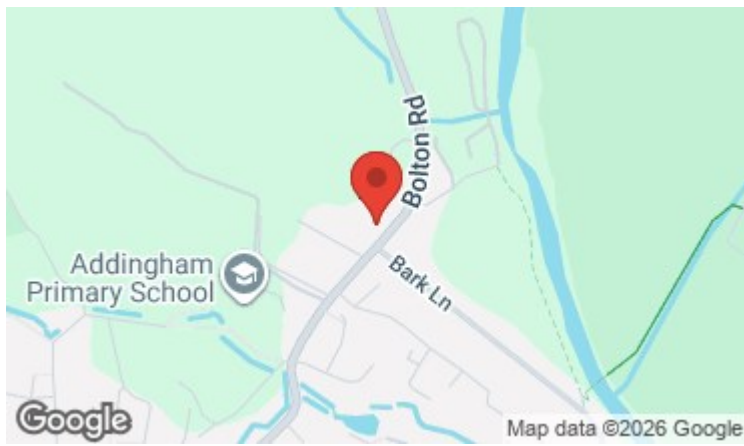
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

Tel: 01943 968 086



- Spacious And Characterful Four Bedroom Semi Detached Property
- Stunning Views To Front And Rear Backing Onto Fields
- Beautiful Recently Fitted Kitchen With Central Island
- Living Room / Garden Room With Log Burner And Bifolds
- Two Further Reception Rooms
- Master Bedroom With Beautiful En Suite Shower Room
- Sunny Lawned Garden With Mature Borders And Patios
- Ample Gravelled Driveway Parking
- Walking Distance To Village 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		81
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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TOTAL FLOOR AREA : 2241 sq.ft. (208.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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