Harrison Robinson

Estate Agents

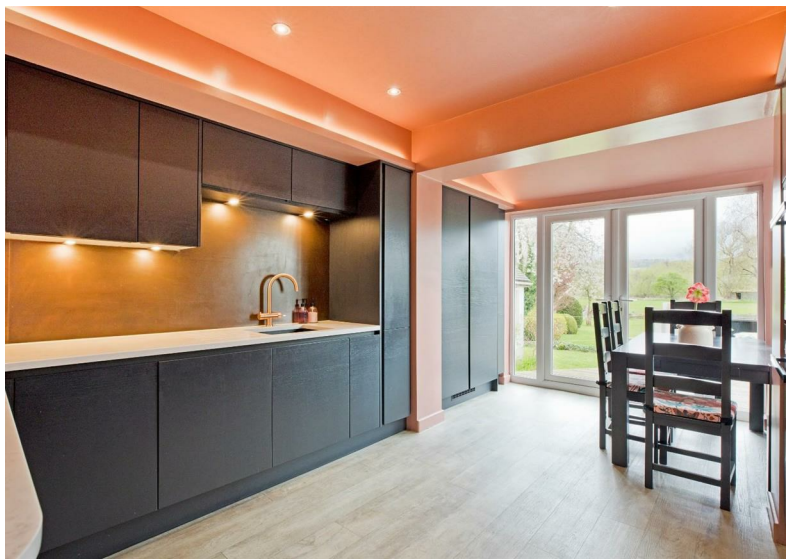


The Shieling, 88 Ilkley Road, Manor Park, Burley in Wharfedale, LS29 7HH

£650,000

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GROUND FLOOR

Entrance Hall
A smart, timber door opens into a welcoming entrance hall. Doors open into the lounge to the front elevation, a lovely dining kitchen to the rear and a utility room with cloakroom/w.c. off. A carpeted staircase with beautiful oak balustrading and painted spindles leads up to the first floor landing. Laminate flooring with practical, vinyl flooring in doormat area. Contemporary radiator and wall light. Room for a piece of furniture. A cupboard provides useful storage for coats and shoes.

Lounge
17'4" x 11'5" max (5.3 x 3.5 max)
This is a wonderful, relaxing lounge, which affords a lovely aspect over the expansive, rear, lawned garden and with far reaching countryside views beyond. A UPVC, leaded, double-glazed window with attractive Colonial style shutters to the front elevation allows the natural light to flood in. French doors with tall side panels lead out onto a substantial decking area - ideal for enjoying the stunning views. A contemporary, inset gas fire provides an attractive, focal point. Solid, wooden floor, coving, two radiators with covers and TV point. Two alcoves enhance the character of this charming room.

Dining Kitchen
17'0" max x 10'9" max (5.2 max x 3.3 max)
A good-sized dining kitchen to the rear of the property affording a delightful aspect over the garden and superb, far reaching, hillside views. Recently fitted with a beautiful, contemporary range of solid wood cabinetry with complementary quartz worksurfaces and upstands over. Integral appliances include double electric ovens, an induction hob with extractor over, a full size fridge, a full size freezer, a Bosch dishwasher and bin store. Composite inset one and a half bowl sink with rose gold mixer tap. Stunning copper splashback behind the sink and also the hob. Laminate flooring, downlighting, under pelmet lighting and contemporary radiator. Fabulous dining area with a UPVC double-glazed window and French doors leading out onto the sizeable, decked terrace, allowing an abundance of natural light. This is a great place to entertain family and friends and one can imagine many happy times here with the doors open to the decking and garden. This is a very sociable area bringing the outdoors inside in warmer weather.

Utility Room
10'5" x 6'2" (3.2 x 1.9)
A spacious utility room, fitted with modern, base and wall units with complementary laminate worksurface over and tiled splashback. A composite sink and drainer with monobloc tap sits beneath a UPVC double-glazed window to the side elevation. Space and plumbing for a washing machine and space for a tumble drier. A tall cupboard houses the central heating boiler.Integrated wine fridge, contemporary radiator and continuation of the laminate flooring.

W.C.
Fitted with a corner vanity wash basin with mixer tap and tiled splashback and a concealed cistern w/c with push button flush. Beautiful, original, stained glass, leaded window. Contemporary, chrome, vertical radiator and vinyl flooring.

FIRST FLOOR

Landing
A carpeted return staircase leads to a half landing where there is a useful built-in desk with shelving above - handy as a home office. Light floods in through the tall, leaded, UPVC, double-glazed window affording some delightful, moorland views. A good-sized, carpeted landing with doors leading into three double bedrooms and the house bathroom. Floor to ceiling storage cupboard for linen and towels. A door opens onto a carpeted staircase leading to the Master bedroom suite on the second floor.

Bedroom Two
14'1" x 7'6" max (4.3 x 2.3 max)
A double bedroom to the rear elevation benefitting from stunning, far reaching countryside views through a large UPVC, double-glazed window. Fitted wall cupboards, radiator with cover and carpeting.

Bedroom Three
10'2" x 10'2" (3.1 x 3.1)
A further double room to the rear of the property - another opportunity to enjoy the beautiful countryside views through a large, UPVC, double-glazed window. Fitted drawers, carpeting, radiator and cover.

Bedroom Four
10'9" x 10'2" max (3.3 x 3.1 max)
This charming, double bedroom is positioned to the front of the property with moorland views to be enjoyed from the leaded UPVC, double-glazed window with fitted shutters. Beautiful, parquet, wooden floor, radiator with cover and downlighting.

Bathroom
A spacious, four-piece, modern bathroom incorporating a deep fill bath with central controls and hand held shower attachment, a large, walk-in, fully tiled shower cubicle with mains shower and glazed screen, a vanity wash basin with mixer tap and a low-level w/c. Chrome, ladder, towel radiator, downlighting, vinyl flooring and extractor. A UPVC double-glazed window with opaque glazing allows for ample natural light.

SECOND FLOOR

Master Bedroom
17'8" max x 12'1" max (5.4 max x 3.7 max)
A thoughtfully designed Master bedroom with fitted bed base and bespoke, stylish, fitted wardrobes and drawers to maximise storage space. A dormer window provides the most beautiful, far reaching, countryside views. A further UPVC, double-glazed side window enhances the bright atmosphere. Contemporary, glazed balustrade to the staircase, modern radiator. Carpeting.

En Suite Shower Room
Complete with walk-in, fully tiled shower, wall-mounted wash basin with mixer tap and low-level w/c. Velux window, contemporary radiator and fitted storage shelves.

OUTSIDE

Garage & Driveway Parking
A long, tarmacadam driveway leads to a detached, single garage with power and useful store to the side and provides ample driveway parking.

Gardens
The property enjoys a wonderful, larger than average, level, rear garden, predominantly laid to lawn with hedging and fencing maintaining privacy and with mature shrubs, flowering plants and trees. A sizeable decked area is a delightful spot to sit and enjoy the vista and the sunshine whilst having a glass of your favourite tipple. The further bonus with this garden is a superb, open aspect over the field and idyllic, far-reaching, countryside views. This is the perfect family garden where children can play safely and adults can entertain and relax. To the front the property is well set back from the road and a spacious parking area is bounded by planted borders and a hedge to maintain privacy.

UTILITIES & SERVICES
The property benefits from mains gas, electricity and drainage.
There is Superfast Fibre Broadband to the property.
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.

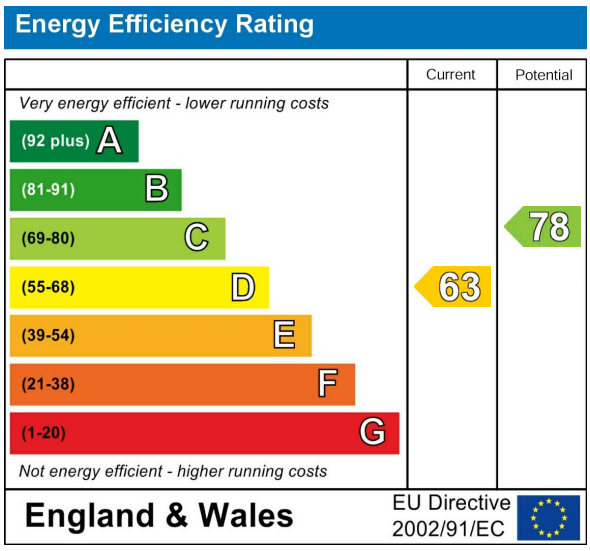






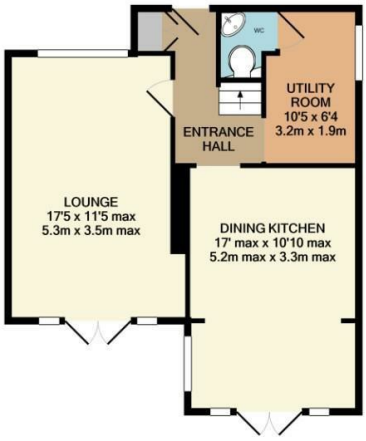


- ** NO ONWARD CHAIN **
- Characterful Four Double Bedroom Semi-Detached House
- Beautifully Appointed Contemporary Dining Kitchen
- Sitting Room with Contemporary Feature Fire
- Master Bedroom En-Suite
- Generous Level Garden
- Driveway Parking & Garage
- Fabulous Long Distance Views
- Four-Piece Contemporary House Bathroom
- Council Tax Band E

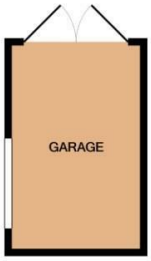


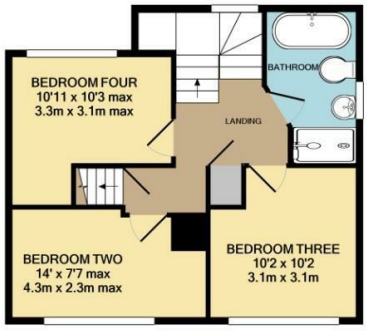






GROUND FLOOR
APPROX. FLOOR
AREA 646 SQ.FT.
(60.0 SQ.M.)





FIRST FLOOR
APPROX. FLOOR
AREA 452 SQ.FT.
(42.0 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 245 SQ.FT.
(22.7 SQ.M.)

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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1217 SQ.FT. (113.1 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



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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