

Harrison Robinson

Estate Agents



54A Valley Drive, Ilkley, LS29 8PA

Offers Over £375,000

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GROUND FLOOR

Entrance Hall

A half-glazed UPVC entrance door with matching side panel opens into a welcoming and spacious entrance hall with radiator, useful fitted shelving and carpeted staircase leading to the first floor. This is a lovely environment in which to greet family and friends.

Lounge

19'8" x 11'1" (6.0 x 3.4)

A door opens into a well-proportioned lounge, which enjoys direct patio access through UPVC sliding multi-paned doors flanked by matching side panels allowing the natural light to flood in and affording a lovely aspect. A UPVC, double-glazed window to the side elevation accentuates the bright atmosphere. A bio fuel stove is an attractive focal point sitting within a stunning chimney breast covered with a unique, wooden, contemporary covering. Very stylish! This is enhanced by the stunning, contemporary decor of this delightful room. Coving, stripped floor boards, wall lights and two radiators.

Kitchen

10'2" x 7'10" (3.1 x 2.4)

Fitted with a range of base and wall units with complementary marble effect laminate work surface over. Fully tiled to the walls in white. Appliances included are an electric oven with ceramic hob over, a washing machine and a slimline dishwasher. Fitted wall shelving. A stainless-steel sink and drainer sits beneath a large, UPVC, double-glazed multi-paned window providing the most stunning far reaching Wharfe valley views. Worcester central heating boiler and tile effect, vinyl flooring.

Dining Room

10'9" x 8'10" (3.3 x 2.7)

A good-sized second reception room, currently set up as a dining room, ideally positioned adjacent to the kitchen. Further lovely countryside views are afforded to the front of the property. A pantry and a further cupboard provide useful storage. Radiator.

W.C.

Fitted with a low-level w/c and vanity washbasin. Vinyl flooring and extractor fan.

FIRST FLOOR

Landing

A spacious, carpeted landing provides access to the four bedrooms and house bathroom. Tall, fitted mirror and loft hatch.

Bedroom One

11'5" x 10'9" (3.5 x 3.3)

A lovely, principal, bedroom to the rear elevation, benefitting from fitted wardrobes, bedside cabinets and chest of drawers/dressing table providing plentiful storage. A striking, upholstered, fitted double bed headboard is an attractive feature. Carpeting, radiator and a multi-paned, double-glazed window allows the natural light to flood in.

Bedroom Two

10'2" x 7'10" (3.1 x 2.4)

A second, double bedroom, this time to the front of the property enjoying delightful, far reaching, countryside views. Carpeting and radiator.

Bedroom Three

8'10" x 7'10" (2.7 x 2.4)

Another great-sized room, a generous single bedroom benefitting from the lovely, Wharfe Valley views. Fitted wardrobes, carpeting and radiator.

Bedroom Four

8'2" x 7'6" (2.5 x 2.3)

Another bright and airy, good-sized bedroom, situated to the south facing rear of the property. UPVC, double-glazed window, carpeting and radiator.

Bathroom

Fitted with a white suite comprising of a corner shower with glazed doors and a Mira electric shower, a vanity washbasin with monobloc tap, a low-level w/c and a bidet. Fully tiled to the walls and vinyl, tile effect flooring. Radiator with fitted towel rail, mirrored wall cabinet and UPVC double-glazed window with obscure glazing.

OUTSIDE

Gardens

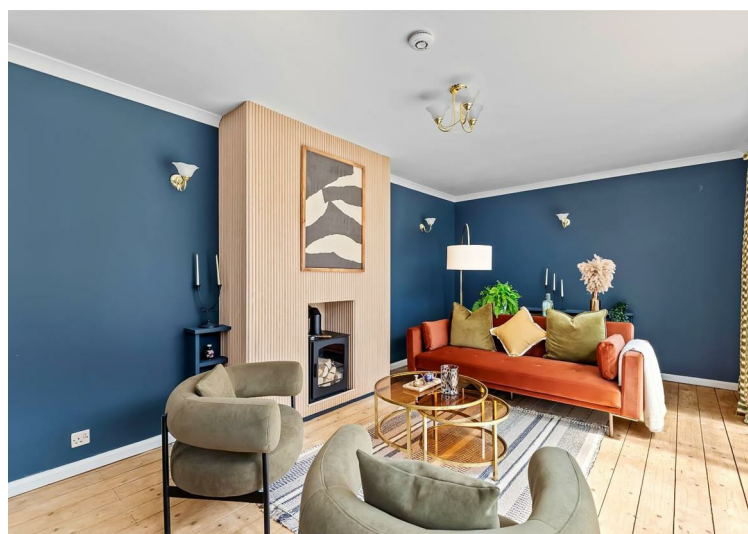
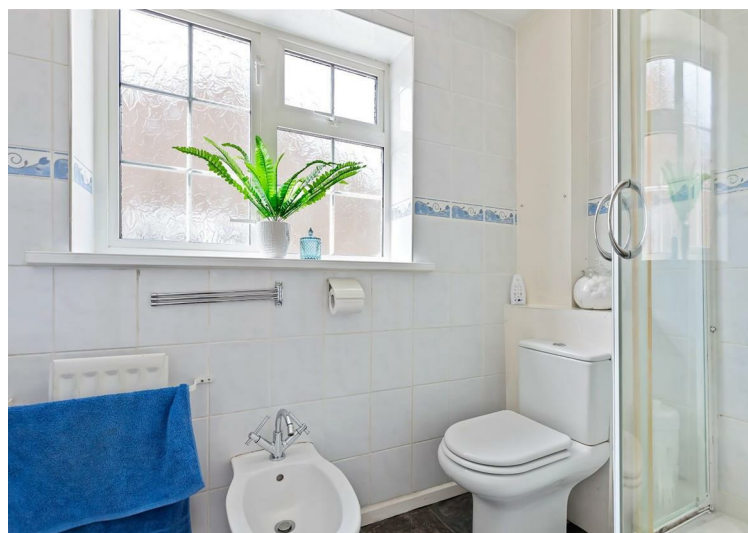
The property is set well back from the roadside and has a lovely, great-sized foregarden, bounded by a low, stone wall to the front and mainly laid to lawn with established borders of colourful planting. To the south facing rear, one finds a covered patio area with a low-maintenance, paved garden beyond.

Garage

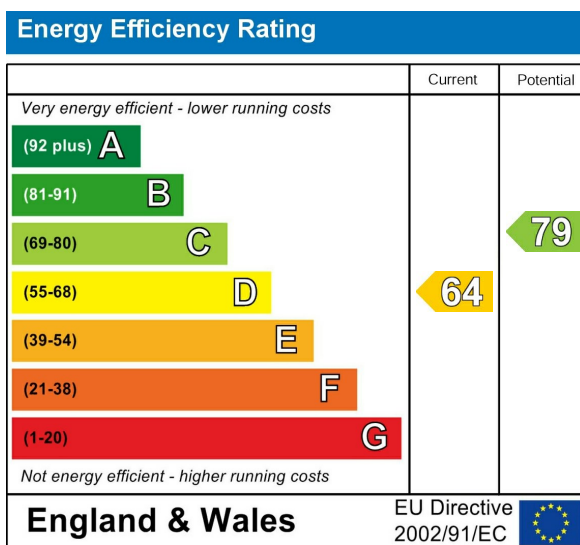
A long tarmac driveway leads up to a carport and then a single garage with up and over door and power.

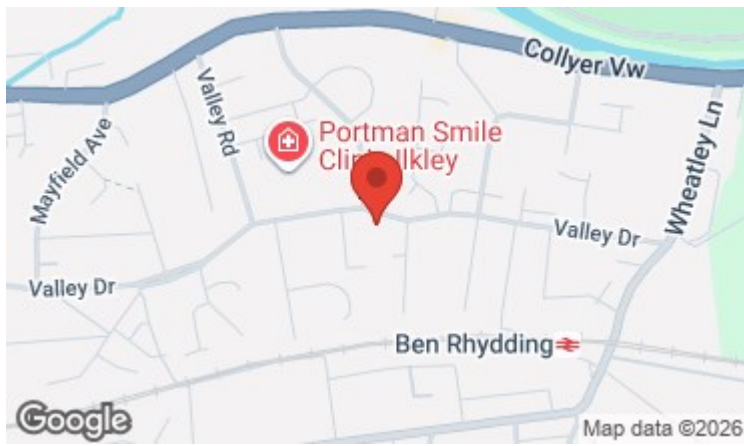
UTILITIES & SERVICES

The property benefits from mains gas, electricity and drainage. Ultrafast Fibre Broadband is shown to be available to this property. Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.

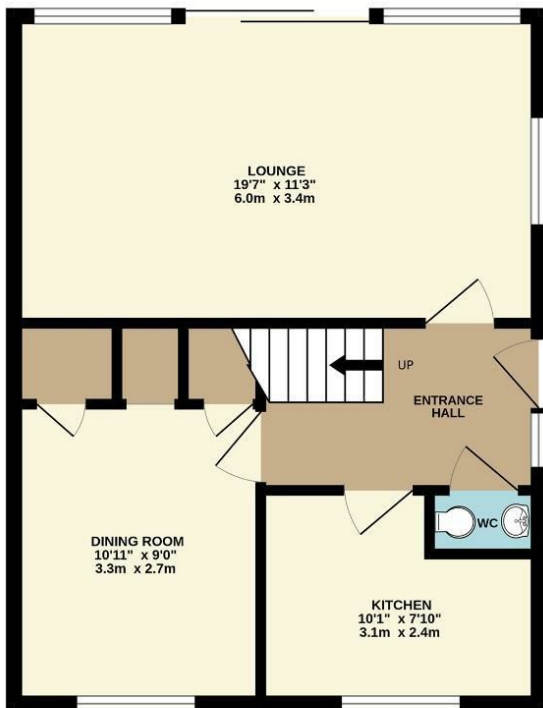


- No Onward Chain
- Four Bedroom Semi-Detached House
- Two Reception Rooms
- Lovely Far Reaching Views
- South Facing Garden
- Scope To Modernise & Extend (STPP)
- Popular And Convenient Location
- Garage and Driveway Parking
- Close To Excellent Schools & Train Station
- Council Tax Band D

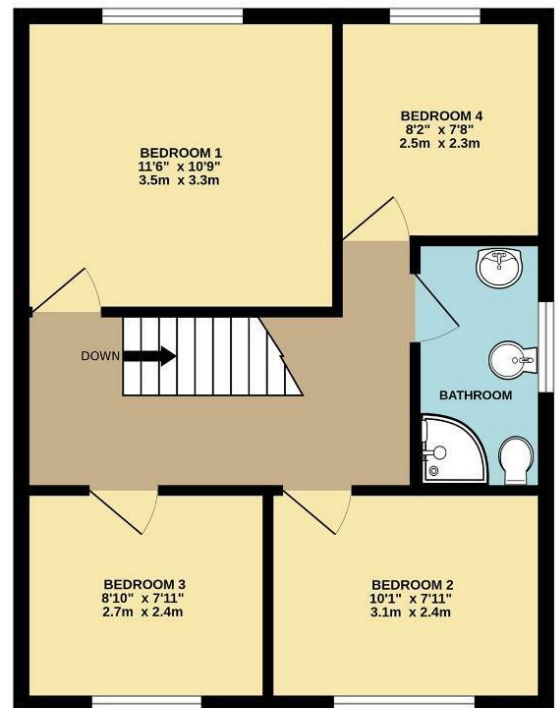




GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



FIRST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.2 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.
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