Harrison Robinson

Estate Agents

26 Margerison Road, LS29 8QU

Guide Price £845,000

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GROUND FLOOR

Entrance Hall
A half glazed timber door opens into a welcoming entrance hall with solid oak flooring, two radiators, double glazed window to the side elevation and doors opening into the lounge, home office, cloakroom/W.C. and dining kitchen to the rear. A staircase leads down to the lower ground floor and a carpeted staircase with timber balustrading leads to the first floor of the property. Useful, understairs storage cupboard with shelving.

Lounge
18'0" x 11'1" (5.5 x 3.4)
A lovely, comfortable lounge with double glazed bay window to the front of the property with continuation of the solid oak flooring, two radiators and ample room for comfortable furniture.

Dining Kitchen
22'3" x 12'1" (6.8 x 3.7)
A good sized dining kitchen fitted with a wide range of cream, Shaker style cabinetry with stainless steel handles, granite worksurfaces and range of integrated appliances including range cooker with seven ring gas hob with tiled splashback and extractor, dishwasher and space for an American style fridge freezer. A one and a half bowl, ceramic sink with chrome mixer tap sits beneath double glazed windows enjoying a delightful view over the rear garden and across the Wharfe Valley. There is ample space for a large family dining table making this a most sociable room and with double glazed patio doors leading out to the sizable balcony this is a fabulous spot to enjoy entertaining friends and family. Continuation of the solid oak flooring, radiator, ceiling lights. Open to:

Utility Room
13'1" x 6'2" (4.0 x 1.9)
With cream, Shaker style fitted cupboards and drawers with stainless steel handles, granite worksurface and tiled splashback. Space and plumbing for a washing machine and tumble dryer, Belfast sink with chrome mixer tap, space for a freestanding appliance. Neutral floor tiling, radiator, double glazed window and half glazed iPVC door leading out to the rear garden via stone steps.

Office
10'5" x 8'6" (3.2 x 2.6)
A most useful, second reception room, currently arranged as a home office, with continuation of the solid oak flooring, radiator and ceiling light.

Cloakroom / W.C.
A spacious room with low-level W.C., circular handbasin with chrome mixer tap set in a wooden vanity unit and deep, understairs storage cupboard, where one could install a shower cubicle. Chrome, heated towel rail, neutral floor tiling, recessed ceiling lights, extractor.

LOWER GROUND FLOOR

Bedroom Five / Playroom / Snug
20'0" x 10'9" (6.1 x 3.3)
A return, carpeted staircase with handrail leads down to the lower ground floor of the property, where one finds a large room, currently arranged as a fifth bedroom, with laminate flooring, radiator, fitted cupboards providing excellent storage and two sets of double glazed patio doors leading out to the garden, where there is a large, paved covered patio area to enjoy. This room is most flexible in use, it could be a home office, snug, playroom or even a gym.

FIRST FLOOR

Landing
A return, carpeted staircase with white timber trading and double glazed window to the side elevation Leeds to the first floor landing. Door from here open into four double bedrooms and two bathrooms/shower rooms. A hatch with fitted, pull down ladder gives access to the boarded loft area, an overstairs cupboard provides storage.

Bedroom One
16'0" x 11'1" (4.9 x 3.4)
A lovely, large double bedroom to the front of the house with double glazed bay window, floorboards and radiator.

Bedroom Two
12'1" x 11'9" (3.7 x 3.6)
A double bedroom to the rear of the house with carpeted flooring, radiator and double glazed windows enjoying the fantastic views across the valley.

Bedroom Three
12'1" x 10'5" (3.7 x 3.2)
A third, good sized double bedroom to the rear of the house with carpeted flooring, radiator and double glazed window, again, enjoying lovely, far reaching views and having a lovely aspect over the rear garden.

Bedroom Four
12'1" x 10'5" (3.7 x 3.2)
A fourth double bedroom with carpeted flooring, radiator and obscure double glazed window to the side of the property.

Shower Room
Very well presented with low-level W.C. large, wall hung handbasin with chrome mixer tap with glass shelf and wall mirror mirror over and separate shower cubicle with thermostatic, drench shower plus additional attachment, sliding glazed door and waterproof boarding. Complementary, travertine floor tiles, chrome, ladder style heated towel rail, recessed ceiling lights, extractor.

Bathroom
Well presented with low-level W.C., pedestal handbasin with chrome mixer tap and large bath with tiled side, central mixer tap with shower attachment and neutral, stone effect, floor to ceiling wall tiles. Complementary, travertine floor tiles, chrome, ladder style heated towel rail, obscure, double glazed window to front elevation.

OUTSIDE

Gardens
The property enjoys a particularly spacious, West facing rear garden, predominantly laid to lawn, with borders housing mature shrubs, plants and trees including an apple tree, fig tree and beautiful magnolia tree. Beneath the fabulous balcony there is a large, paved, patio and a timber shed providing excellent storage. Hedging and fencing maintain privacy. To the front the house is well set back from the road with a recently created, attractive front garden with Indian stone paving, low stone walling and level areas of artificial grass, perfect for a bistro set to sit and enjoy the sunshine.

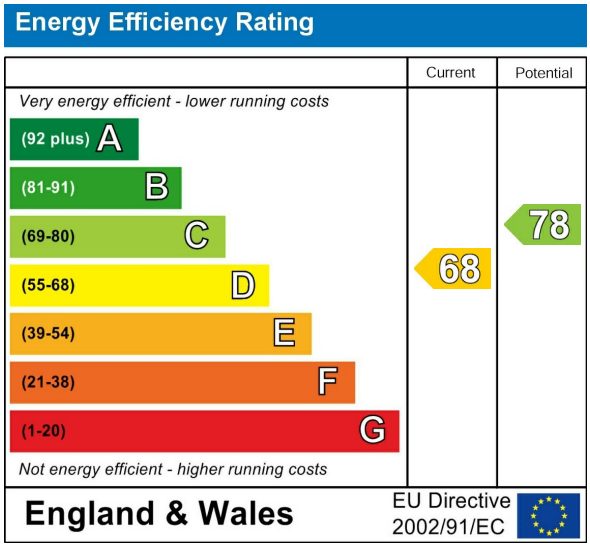
Driveway Parking
The current owner has recently created a beautiful, Indian stone driveway providing ample off-road parking, in addition to a large gravelled area for another vehicle to be parked off-road.

Garage
A single garage with up and over door, power, lighting and useful mezzanine level housing the gas central heating boiler and providing additional parking and excellent storage.

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

- Five Bedroom Detached House
- Great Sized West Facing Lawned Garden
- Dining Kitchen With Spacious Composite Balcony Enjoying Wonderful Views
- Two Further Reception Rooms
- Two Shower Rooms/Bathrooms
- Beautiful Recently Laid Indian Stone Driveway And Front Garden
- Integral Single Garage With Power And Lighting
- Beautiful Wharfe Valley Views
- Walking Distance To Excellent Schools, Train Station And Ilkley
- Council Tax Band F



LOWER GROUND FLOOR
276 sq.ft. (25.7 sq.m.) approx.

GROUND FLOOR
965 sq.ft. (89.6 sq.m.) approx.

FIRST FLOOR
735 sq.ft. (68.3 sq.m.) approx.

TOTAL FLOOR AREA : 1976 sq.ft. (183.6 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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