

# Harrison Robinson

Estate Agents



**11 Wheatley Avenue, Ilkley, LS29 8PT**

**Guide Price £935,000**

 5  2  3  D





# 11 Wheatley Avenue, Ilkley, LS29 8PT

## Guide Price £935,000



### GROUND FLOOR

#### Entrance Porch

A beautiful, part glazed, stained glass timber entrance door opens into a lovely entrance porch with original tiled flooring, wall beading and a second timber door with stained glass panes opening into the reception hall. Door into:

#### Utility Room / W.C.

With space and plumbing for a washing machine and tumble dryer beneath a handy worksurface with shelving, also incorporating a low-level W.C. and pedestal hand basin with chrome taps and tiled splashback. Wood effect vinyl flooring, obscure glazed window, radiator. Wall mounted, gas central heating boiler.

#### Reception Hall

An impressive reception hall with high ceilings adding to the feeling of grandeur with original timber balustrading to the staircase leading to the upper floors. Floorboards, radiator, useful recessed cupboard. Doors open into two, lovely reception room rooms and the spacious dining kitchen to the rear. Glazing to the kitchen door allows natural light to flood in.

#### Sitting Room

16'5" x 14'3" (5.01 x 4.36)

A charming, dual aspect lounge enjoying some delightful, original features such as ceiling rose, coving and wooden carving to the bay window with beautiful, stained glass windows. With carpeted flooring, two radiators and ample room for comfortable furniture. A focal feature of this room is the large gritstone hearth and surround housing a log burning stove.

#### Family Room

16'11" x 11'10" (5.17 x 3.63)

A second reception room, most flexible in use, with carpeted flooring, bay window with wooden shutters to the front of the property with attractive, stained glass panes and radiator. Again, an attractive feature of this room is the large gas stove set on a slate hearth with heavy stone lintel over. Built in book shelves to one alcove, attractive, stained glass windows, coving and deep skirtings add to the character feel.

#### Dining Kitchen

17'10" x 13'5" (5.44 x 4.10)

A light filled dining kitchen to the rear of the house with large windows and French doors opening out to the garden. Fitted with a range of bespoke, solid wood cabinetry with granite worksurfaces, wall shelving and a range of appliances including Bosch dishwasher, Smeg range cooker with five ring gas hob with extractor over and tiling to splashbacks. Floor to ceiling cupboards, one original and one commissioned to match providing further storage, attractive slate floor tiles with underfloor heating, ample room for a family dining table making this a most sociable space. Double glazed doors open into the garden room with a sliding door leading into a well equipped pantry.

#### Pantry

A most useful walk-in pantry with bespoke Eastburn Pine shelving, granite worksurfaces, integrated fridge freezer and ceiling light.

#### Garden Room

12'10" x 11'8" (3.92 x 3.58)

A delightful room in which to sit and enjoy the aspect over the garden with large, double glazed windows, allowing ample natural light, French doors onto the garden, slate flooring with underfloor heating and log burning stove.

### FIRST FLOOR

#### Landing

A return, carpeted staircase with original, timber balustrading leads to the first floor of the property, where one finds a spacious landing area with doors opening into three double bedrooms, the master benefiting from a wet room style, ensuite shower room, and a spacious, four-piece house bathroom. To the half landing there is a delightful stained glass window with secondary glazing, overlooking the garden, radiator and with cloakroom/W.C. off.

#### Cloakroom / W.C.

With low-level W.C. and large handbasin with central, chrome mixer tap set in a worksurface with bespoke vanity cupboards beneath and white metro tiling to splashback. Wood effect vinyl flooring, radiator, window to the side elevation with attractive stained glass enjoying a fabulous view over the garden and up to Ilkley Moor.

#### Master Bedroom

13'5" x 13'5" (4.11 x 4.11)

A charming, light and airy double bedroom to the rear of the house with carpeted flooring, radiator and fitted wardrobe. Door into:

#### En Suite Shower Room

Well presented with low-level W.C. with concealed cistern, handbasin set in a bespoke vanity cupboard with central, chrome mixer tap and tiled splashback and walk-in shower with thermostatic drench shower plus additional shower attachment and fixed glazed screen. Neutral wall tiling, complementary floor tiles, extractor, recessed ceiling lights. Traditional style, chrome, dual fuel heated towel rail, obscure glazed window.

#### Bedroom Two

14'4" x 13'10" (4.39 x 4.24)

A good sized, dual aspect double bedroom with windows with plantation shutters enjoying lovely, leafy views. Carpeted flooring, radiator, floor to ceiling, bespoke fitted wardrobes.

#### Bedroom Three

13'10" x 11'10" (4.24 x 3.63)

A good sized double bedroom to the front of the property with carpeted flooring, fitted wardrobe, radiator and large window with attractive stained glass enjoying some lovely, far reaching views.

#### Bathroom

A well presented, traditional style house bathroom with low-level W.C., large, pedestal handbasin with chrome taps and freestanding claw foot bath with central mixer tap and telephone style shower attachment. Large, walk-in shower with thermostatic drench shower plus additional shower attachment, neutral wall tiling and complementary floor tiles. Extractor, recessed ceiling lights, traditional style, dual fuel heated towel rail. High-level glass blocks allow natural light.

### SECOND FLOOR

#### Landing

A return, carpeted staircase with original, timber balustrading leads to a spacious landing on the second floor of the property with carpeted flooring, exposed, painted beams and ample storage space. To the half landing there is a roof light allowing natural light and fitted bookshelves. There is also a deep cupboard providing excellent storage.

#### Bedroom Four

16'1" x 10'9" (4.92 x 3.30)

A lovely double bedroom to the front of the property with carpeted flooring, radiator and bay window enjoying fabulous, far reaching views. Under eaves storage.

#### Bedroom Five

11'8" x 8'7" (3.58 x 2.64)

Last, but not least, a double bedroom to the rear of the house with carpeted flooring, radiator, fitted cupboards and Velux with fitted blind enjoying lovely views.

### OUTSIDE

#### Gardens

The property benefits, unusually, from a great sized wraparound garden with a good sized, level lawn bound by attractive, mature shrubs and trees and various patio areas to enjoy the sunshine, including a large, circular patio area to the rear of the kitchen ideal for outdoor furniture and alfresco dining in addition to a paved area to the side and front elevations with a charming pathway leading to the entrance door, again bound by beautiful shrubs and trees. Hedging to the front elevation maintains a good amount of privacy, there is a timber summer house providing storage and a timber gate leading to the quiet, rear access lane. This is a beautiful garden, ideal for adults and children alike. Log and bin store beneath a timber pagoda with beautiful clematis.

#### Garages

17'10" x 16'0" & 17'10" x 8'9" (5.44 x 4.88 & 5.44 x 2.68)

There are two garages, a double with electric roller door and two sets of windows and a single garage with part glazed patio doors to the garden with power, lighting and plumbing and two side windows. This could be converted into a liveable space such as a studio or home office, if desired.

### 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 Double Bedroom Period Semi Detached House
- Beautiful Original Character Features Throughout
- Generous Attractive Lawned Garden
- Three Reception Rooms
- Bespoke Dining Kitchen With Walk-In Pantry
- Master Bedroom With En Suite
- Delightful Far Reaching Views
- Peaceful Cul de Sac Location Within Walking Distance Of Schools And Train Station
- Triple Garaging With Utilities
- Council Tax Band G

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





TOTAL APPROX. FLOOR AREA EXCLUDING GARAGES 2263 SQ.FT. (210.3 SQ.M.)

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.

Ilkley 126 Bolling Road, West Yorkshire, LS29 8PN  
Tel: 01943 968 086 | Email: [info@harrisonrobinson.co.uk](mailto:info@harrisonrobinson.co.uk)  
[www.harrisonrobinson.co.uk](http://www.harrisonrobinson.co.uk)