

# Harrison Robinson

Estate Agents



**28 Wheatley Road, Ilkley, LS29 8TS**

**Guide Price £1,085,000**

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## Guide Price £1,085,000



### GROUND FLOOR

#### Entrance Porch

A smart, composite entrance door with transom light and tall, double glazed side windows opens into a fabulous entrance porch with fitted cupboards providing excellent storage, solid wood seat, beautiful stone flooring and grey, traditional style radiator. Double doors with glass panes open into:

#### Entrance Hall

A lovely and spacious, welcoming entrance hall with herringbone style, solid wood flooring, radiator and ample room for items of furniture. Oak panelled doors open into the living room, living dining kitchen, snug/home office and there is a useful, deep understairs cupboard. Return, stairs with carpet runner with timber balustrading lead to the first floor of the property.

#### Living Room

17'8" x 11'5" (5.4 x 3.5)

A beautifully presented, dual aspect lounge with carpeted flooring, double glazed windows to both the front and side elevations with attractive plantation shutters and fitted blind and traditional style radiator. A fantastic, focal feature of this room is the attractive feature fireplace with log effect gas fire and large, recessed space for a wall mounted TV.

#### Snug / Home Office

19'0" x 8'6" (5.8 x 2.6)

A lovely, dual aspect, additional reception room, currently arranged as a snug and home office, with double glazed windows with attractive plantation shutters, carpeted flooring, two radiators and wall beading to half height. This would also work well as a downstairs bedroom, if desired.

#### Living Dining Kitchen

28'10" (max) x 23'3" (max) (8.8 (max) x 7.1 (max))

The real hub of this family home is the superb, generously proportioned living dining kitchen with bifold doors leading out to the West facing garden. The kitchen is beautifully presented with bespoke, Shaker style cabinetry with brass coloured doorknobs and cup handles, Quartz worksurfaces and upstands and a full complement of integrated appliances, including electric oven and grill, microwave, wine fridge and dishwasher. A large island with Quartz worksurface with seating incorporates cupboards and drawers and a four ring induction hob with recessed extractor and pendant lighting over. A tall cupboard houses a coffee station, a lovely addition. Double, Belfast style inset sink with brass coloured, boiling water tap, space and plumbing for an American style fridge freezer. Continuation of the herringbone style wooden flooring,, space for a large family dining table making this a most sociable room. Recessed ceiling lights Sonos sound system, four, traditional style radiators. In the living area there is beautiful, bespoke fitted cabinetry with space for a wall mounted TV. A double glazed window, in addition to the bifold doors, allows further natural light. A bioethanol stove sitting on a glass hearth creates a lovely cosy atmosphere. Door into:

#### Utility Room

13'1" x 10'5" (4 x 3.2)

An immaculately presented, spacious utility room fitted with soft grey, Shaker style cabinetry, solid wood worksurfaces and space and plumbing for a washing machine and tumble dryer. Double, Belfast style inset sink with traditional style, brass coloured mixer tap beneath a double glazed window to the side elevation. Attractive floor tiling, vertical radiator, composite door leading out to the side of the property. Recessed ceiling lights, pocket door into:.

#### Shower Room

Beautifully presented with low-level W.C., handbasin with chrome mixer tap set in a vanity unit and walk-in shower with thermostatic drench shower plus additional attachment, fixed, glazed screen and large, neutral wall tiling. Chrome heated towel rail, recessed ceiling lights, extractor. Wall cupboard housing the gas central heating boiler, continuation of the neutral floor tiling.

### FIRST FLOOR

#### Landing

A return staircase with carpet runner and white timber balustrading leads to the spacious, first floor landing. Carpeted flooring, radiator, oak panelled doors open into four double bedrooms and the house bathroom. A hatch with fitted, pull down ladder gives access to the boarded loft area with light.

#### Master Bedroom

15'1" x 11'1" (4.6 x 3.4)

A delightful double bedroom to the rear of the house with carpeted flooring, radiator and double glazed window enjoying a fantastic view over the West facing garden. Sonos sound system, opening into:

#### Dressing Room

A great space with space for fitted wardrobes, cupboards and dressing table with carpeted flooring, recessed ceiling lights and Sonos sound system. Pocket door into:.

#### En Suite

Immaculately presented with low-level W.C., handbasin with traditional style mixer tap set in a vanity unit and deep-fill bath with freestanding, chrome mixer tap and shower attachment. Beautiful floor and wall tiling to half height, recessed ceiling lights, Sonos sound system, extractor. Traditional style, heated towel rail.

#### Bedroom Two

17'4" x 11'1" (5.3 x 3.4)

A second double bedroom to the front of the house with carpeted flooring, radiator and double glazed window enjoying a view over the pretty front garden.

#### Bedroom Three

15'1" x 12'5" (4.6 x 3.8)

A third double bedroom to the rear of the house with carpeted flooring, radiator and double glazed windows affording beautiful views of the rear garden and with glimpses of countryside in the distance.

#### Bedroom Four

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

Last but not least, a fourth double bedroom to the front of the property with carpeted flooring, radiator and double glazed windows.

#### House Bathroom

A beautiful, four-piece house bathroom with low-level W.C., handbasin with chrome mixer tap set in vanity drawers and deep-fill bath with freestanding, chrome mixer tap with shower attachment and attractive metro tiling to walls. Separate, large, walk-in shower with thermostatic drench shower plus additional attachment, fixed glazed screen and continuation of the white metro tiling. Ceiling lights, Sonos speaker system, extractor. Chrome heated towel rail, obscure double glazed window to side elevation, complementary floor tiles.

### OUTSIDE

#### Gardens

The property enjoys a great sized, West facing level garden, predominantly laid to lawn, and also enjoying a generous, paved patio area ,perfect for outdoor furniture and alfresco dining. A particularly attractive feature is the covered dining area with stone built barbecue and pizza oven. There is also a raised area to the bottom of the garden, which would be ideal for a garden pod/home office, also perfect for children's play equipment. A composite shed provides storage. With access to the kitchen via the bifold door this is a most sociable garden, perfect for family living. Hedging maintains privacy, attractive planting to borders and beautiful large tree to the bottom of the garden. There is access via a timber gate to one side of the house to the front of the property, where one also finds a pretty foregarden with lawned area with beautiful shrubs, plants and trees.

#### Driveway Parking

Double electric gates open to a gravelled driveway providing ample off-road parking. EV charger to side path.

### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

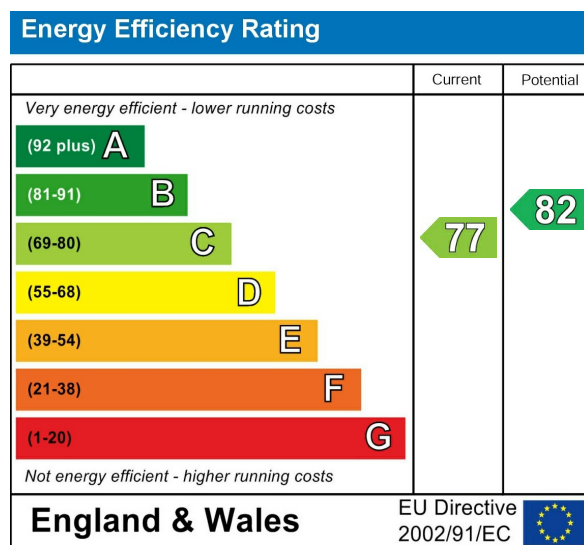
There is Ultrafast Fibre Broadband shown to be available to this property.

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

Tel: 01943 968 086



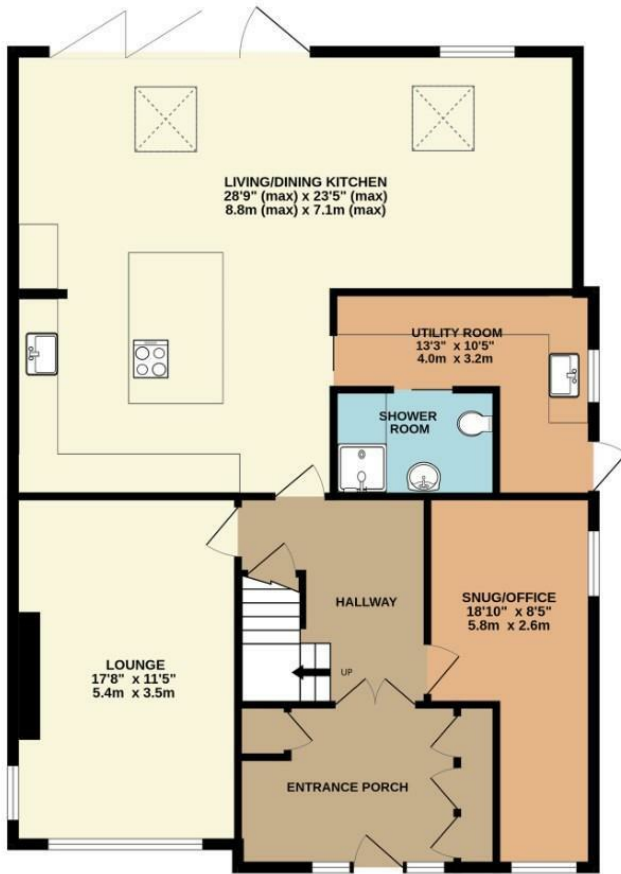
- Beautiful Four Double Bedroom Detached House
- Generous Living Dining Kitchen With Bifolds To West Facing Garden
- Two Further Reception Rooms
- Contemporary Styling With Immaculate Presentation Throughout
- Master Suite With Dressing Room And En Suite
- Level West Facing Garden With Lawn And Generous Patio
- Desirable Ben Rhydding Location
- Within Walking Distance To Ilkley Moor Excellent Schools, Train Station And Central Ilkley
- Gated Driveway Parking
- Council Tax Band F



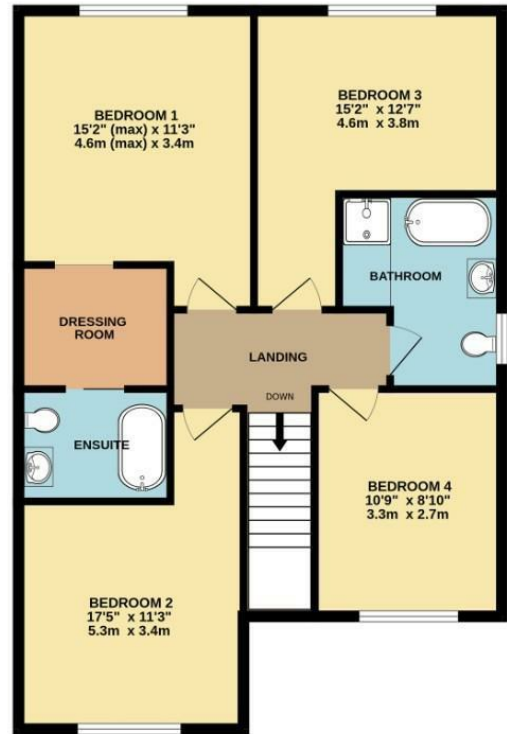




GROUND FLOOR  
1190 sq.ft. (110.6 sq.m.) approx.



FIRST FLOOR  
821 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA: 2011 sq.ft. (186.8 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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