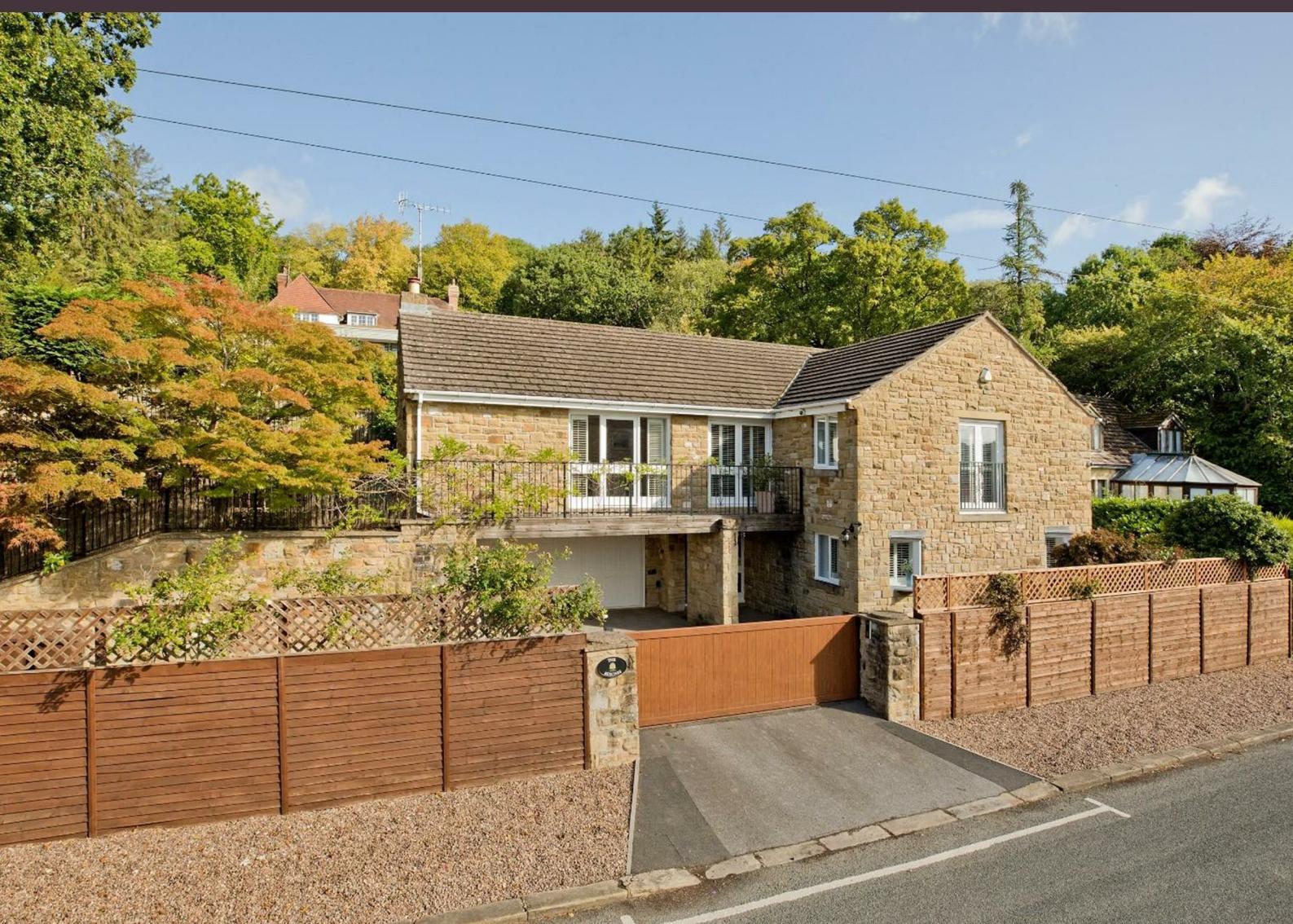


# Harrison Robinson

Estate Agents



**The Beeches, 55A Curly Hill, Ilkley, LS29 0BA**

**£1,125,000**



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## GROUND FLOOR

### Reception Hall

17'3" x 10'4" (5.27 x 3.16)

A half-glazed timber door with decorative etched glazed panel and side panel with opaque glazing opens into a most generous reception hall with room for several items of furniture. The broad return staircase with painted spindle balustrade and galleried landing is an attractive feature. Coving, laminate flooring and two radiators.

### Utility Room

16'2" x 7'10" (4.95 x 2.41)

A spacious utility room, fitted with modern base and wall units providing useful storage with laminate worksurface over incorporating a stainless-steel sink with tiled splashback. Space and plumbing for a washing machine and space for a tumble drier. A large, double cupboard houses the Vaillant central heating boiler and water tank and provides shelving for storage. An additional shelved cupboard enhances the storage options. A timber door offers external access to the side of the property with a side window with shutters. Tiled flooring, radiator and extractor fan.

### Study

13'6" x 9'2" (4.14 x 2.80)

A good-sized study/home office with laminate flooring, radiator and downlighting. Two windows allow the light through from the reception hall. This is a very versatile room, which could also work as a teenager's chill out room, a hobbies room or even another bedroom.

### Garage

19'9" x 18'6" (6.02 x 5.64)

A great-sized, integral, double garage with remote control roller door with covered entrance courtesy of the balcony above. Ample parking for two cars. Fitted shelving and space for all the family paraphernalia.

### Bedroom Two

17'10" x 10'7" (5.44 x 3.23)

A most generous, bright and airy, dual aspect bedroom. The windows benefit from shutters allowing for the right balance of light and privacy. Built-in wardrobes and a separate shelved cupboard cater well for storage needs. Coving, continuation of the laminate flooring and radiator.

### Bedroom Four

14'1" x 10'0" (4.31 x 3.05)

A spacious, double bedroom to the front of the property benefitting from a lovely view towards Ilkley Moor through the double-glazed window with shutters and the bright atmosphere enhanced by a further window with shutters to the west facing side elevation. Built-in wardrobes provide plentiful storage. Coving, laminate flooring and radiator.

### Bathroom

Serving as a Jack and Jill bathroom, this generous, four-piece en-suite bathroom incorporates a corner panel bath, a glazed, fully tiled shower cubicle with mains shower, a pedestal washbasin and a low-level w/c. Side window with obscure glazing and shutters, tiled flooring, tall, chrome, ladder, towel radiator, downlighting and extractor fan.

## FIRST FLOOR

### Living Dining Kitchen

28'8" x 17'3" (8.76 x 5.28)

The return staircase opens out into this most fabulous living dining kitchen - the heart of this home and a wonderful environment in which the family can gather together and also entertain. A comprehensive range of white, high gloss, modern, base and wall units with under unit lighting and contrasting black, granite worksurface and upstands over including a double full larder unit. A large Rangemaster oven with five burner gas hob and warming plate and chimney hood and extractor over takes centre stage. Integrated appliances include an AEG dishwasher and an AEG microwave. Space for an American style fridge/freezer. An inset ceramic one and a half bowl sink with traditional style monobloc tap sits beneath a window with fitted blinds affording a pleasant view. Two arched windows to the rear are a lovely feature and a half-glazed, stable door leads out to this side of the property. There is ample room for a large dining table and one can imagine many happy times here in the company of family and friends. There is room for a few armchairs to the front of this superb living space with French doors with a glazed side panel opening onto the south facing balcony and providing a stunning moorland view. Tiled flooring to the kitchen area with laminate extending to the rest of this room. Coving, three radiators and downlighting. Loft hatch.

### Lounge

20'3" x 13'4" (6.18 x 4.08)

Double doors open into the well-proportioned lounge benefitting from access onto the decked, south facing balcony through a glazed door with glazed side panels and shutters affording a superb view towards Ilkley

Moor. French doors with shutters to the side elevation lead out onto the west facing decked terrace. An elegant marble fireplace housing a gas fire is lovely, focal point. Continuation of the laminate flooring, coving, two radiators and TV point. A further set of double doors lead into:

### Dining Room

17'7" x 10'7" (5.38 x 3.24)

A generous second reception room, which could either serve as a formal dining room or a family room. Coving, laminate flooring and radiator. Access onto the delightful, west facing, decked terrace is provided through a glazed door with two glazed side panels. A door also leads from the living dining kitchen.

### Balcony

A great-sized, decked balcony with wrought iron railings running the full width of the first floor living space of the property, conducive to entertaining with doors accessing it from both the living dining kitchen and the lounge. South facing, this is a wonderful spot to sit and relax in the sunshine savouring the fabulous moorland views.

### Master Bedroom

14'4" x 14'3" (4.39 x 4.36)

A lovely, generous, dual aspect, double bedroom to the front of the property. South facing French doors with fitted shutters and Juliette balcony allow the light to flood in to this charming room with the bright atmosphere enhanced by a west facing side window with shutters. Built-in wardrobe and further shelved cupboard, coving, laminate flooring and radiator.

### En Suite

Fitted with a modern suite comprising of a corner bath with mains shower over, a pedestal washbasin and a low-level w/c. Window with obscure glazing and fitted shutters, chrome, ladder, towel radiator, tiled flooring, downlighting and extractor fan.

### Bedroom Three

14'7" x 12'4" (4.47 x 3.78)

Another spacious, double bedroom to the rear of the property with an east facing window with fitted shutters allowing for ample natural light. Built-in wardrobes, coving, laminate flooring and radiator.

### Bathroom

A spacious house bathroom comprising of a corner bath with mixer tap and hand held shower attachment, a pedestal washbasin and low-level w/c. Half tiling to the walls with complementary floor tiling. Vertical, chrome, ladder, towel radiator, downlighting and extractor fan.

## OUTSIDE

### Driveway & Parking

Electric sliding security gates open onto a tarmacadam driveway with parking for several vehicles and leading to the integral double garage.

### Gardens

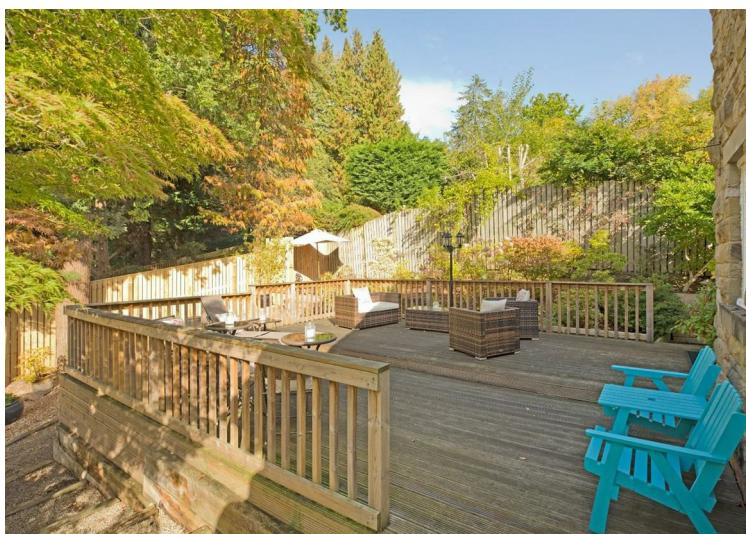
The property enjoys a charming, low-maintenance, west facing garden predominantly consisting of a large, timber, decked terrace with established, well-stocked borders and mature Japanese Maple trees. A further seating area offers yet another opportunity to sit and enjoy the lovely views.

### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

Superfast Broadband is shown to be available to this property.

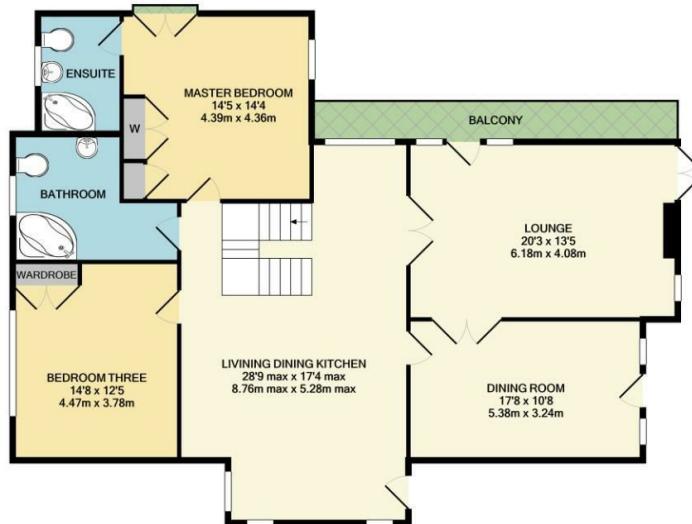
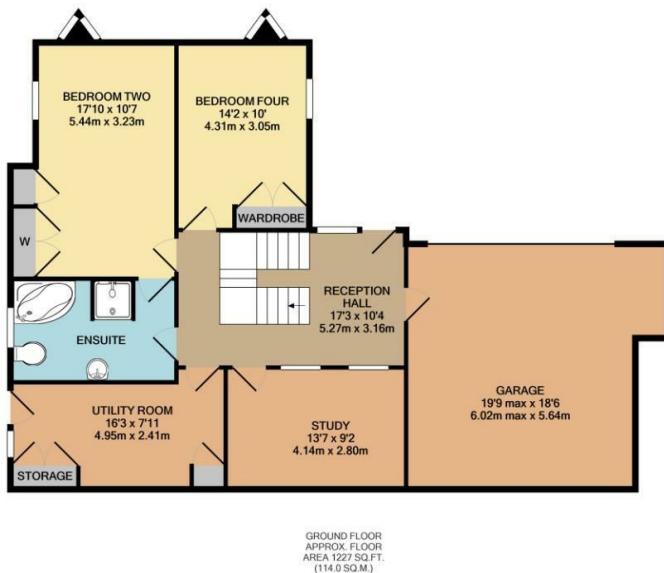
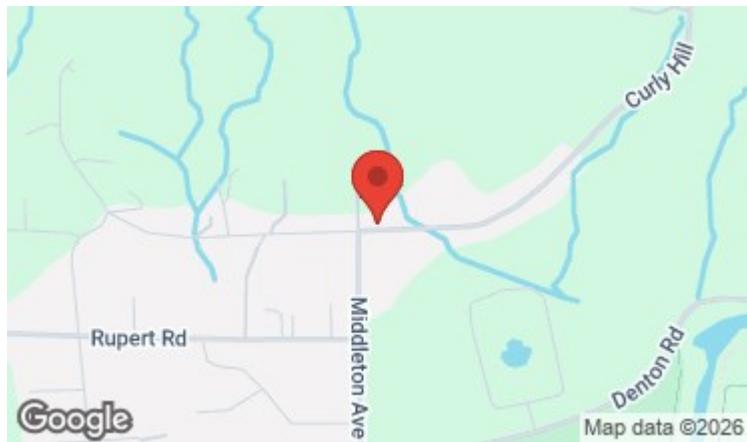
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



- Individual Detached House in Ilkley's Premier Location
- Four Double Bedrooms Including Master En Suite
- Two Further Bathrooms
- Open Plan Living Dining Kitchen
- Two Spacious Reception Rooms & Study/Home Office
- Double Garage
- South Facing Balcony & Delightful Views
- Lovely West Facing Gardens
- Close Walking Distance To Ilkley Town Centre Amenities
- Council Tax Band G

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	78
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Robinson**  
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**TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 2662 SQ.FT. (247.3 SQ.M.)**  
Every attempt has been made to ensure the accuracy of the floor plan provided. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is accepted 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.