Harrison Robinson

Estate Agents



11 Wheatlands, Ilkley, LS29 8JH

£359,950

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GROUND FLOOR

Entrance Hall
A uPVC entrance door with arched, glazed panel opens into a hallway with double glazed side window. A glazed panelled door leads into the lounge and carpeted stairs lead up to the first-floor landing.

Lounge
15'8" x 12'4" (4.8m x 3.76m)
A lovely, light and airy, spacious sitting room courtesy of a double glazed, bay window affording fabulous views up to Ilkley Moor. Contemporary fire surround with marble hearth and gas coal fire, carpeted flooring and coving. Open to the dining room. A glazed, panelled door leads into the:

Kitchen
8'6" x 8'2" (2.6m x 2.51m)
Fitted with white base and wall units with white laminate worksurfaces and white tiling to splashbacks. An inset white sink and drainer with mixer tap sits under a double glazed window looking into the conservatory. Integral appliances include an electric oven with gas hob and extractor over. Integrated fridge and freezer, tiling to the floor. A half glazed uPVC door gives access to the driveway.

Dining Room
8'2" x 6'9" (2.49m x 2.06m)
A lovely dining space with carpeted flooring, glazed sliding doors afford ample natural light, open into:

Conservatory
11'3" x 10'5" (3.43m x 3.18m)
A great addition to this home, creating a good amount of family space with laminate flooring, spotlights and door giving garden access.

FIRST FLOOR

Landing
Carpeted stairs with handrail lead up to the first-floor landing, where a double glazed window to the side elevation allows natural light. Painted wooden doors open into two double bedrooms and the house bathroom.

Bedroom One
12'4" x 12'4" (3.78m x 3.78m)
A lovely, spacious double bedroom to the front of the property with a double-glazed bay window overlooking the cul de sac and affording beautiful views up to the moors and the iconic Cow and Calf Rocks. Fitted wardrobes, carpeted flooring, radiator. Mirrored wardrobes add to the feeling of space. Door into:

En-Suite Shower Room
A most stylish, contemporary shower room fitted with a shower cubicle with thermostatic shower and folding glass screen and a wall mounted hand basin with a chrome mixer tap and lit mirror above. Low level W.C. with concealed cistern. Marble effect tiling to the walls and flooring, downlighting, extractor. Obscure, double glazed window to front elevation.

Bedroom Two
12'1" x 9'3" (3.7m x 2.84m)
A further double bedroom to the rear of the house with double glazed window overlooking the rear garden. Carpeted flooring and radiator. Fitted wardrobes.

Bathroom
A modern, three-piece, house bathroom with low level w/c with concealed cistern, ceramic bowl hand basin on tiled corner unit with chrome mixer tap and corner style bath with shower, chrome mixer tap and glass screen. Large, marble effect wall and floortiling, downlighting, extractor, wall mirror. Chrome, ladder style heated towel rail, obscure double-glazed window to rear elevation.

OUTSIDE

Driveway Parking
A spacious driveway with mature border and with hedging to one side provides off road parking for two vehicles.

Garden
The property enjoys a low maintenance, West facing, paved rear garden, ideal for al-fresco dining and entertaining in the afternoon and evening sun. Pretty borders with planting, fencing and a wooden gate to the side maintain privacy.

Garage
A good sized, single garage provides parking or excellent storage.

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.

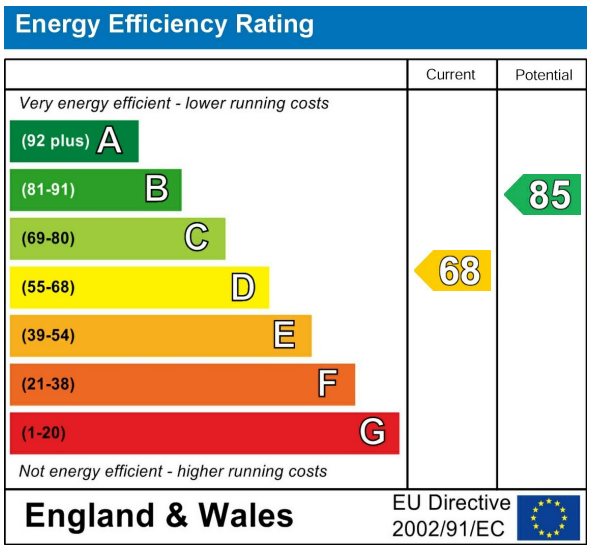


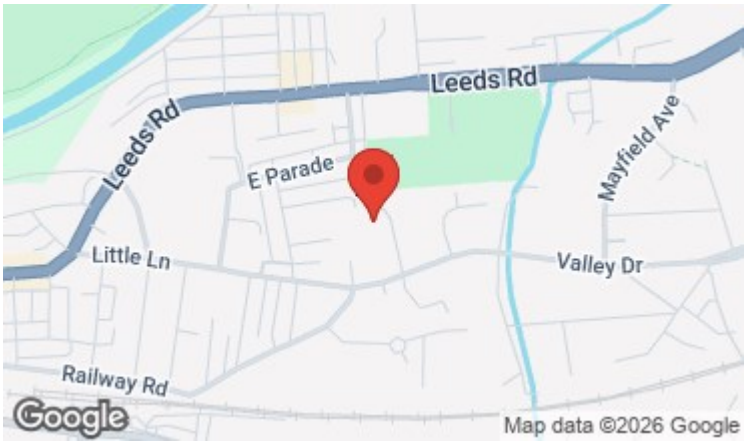




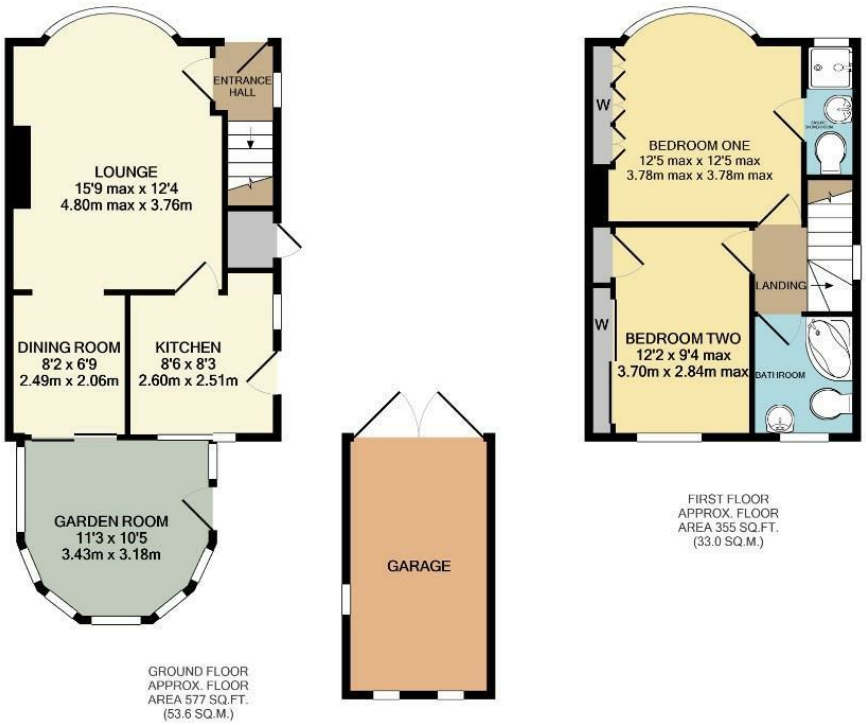


- Two Double Bedroom Semi-Detached House
- Potential to Extend (STPC)
- Smartly Presented Throughout
- Master Bedroom With En-Suite
- Quiet Cul de Sac Location With Stunning Views
- Walking Distance To Ilkley Centre
- Close To Excellent Schools & Station
- Garage & Driveway Parking
- Modern Family Bathroom
- Council Tax Band C









GROUND FLOOR
APPROX. FLOOR
AREA 577 SQ.FT.
(53.6 SQ.M.)

FIRST FLOOR
APPROX. FLOOR
AREA 355 SQ.FT.
(33.0 SQ.M.)

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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 813 SQ.FT. (75.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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