Harrison Robinson

Estate Agents



Cedar House, 38a Parish Ghyll Road, Ilkley, LS29 9NE

£574,000

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GROUND FLOOR

Entrance Hall
A half-glazed timber door opens into a spacious, welcoming hallway with room for an item of furniture and a useful understairs cupboard to hang coats and store shoes. Carpeted flooring and a carpeted return staircase with painted spindle balustrade leads to the first floor. This is a lovely environment in which to welcome friends and family.

FIRST FLOOR

Hall
The return staircase first leads to a landing with ample natural light provided by a window on the staircase with shutters and a further window with shutters to the front elevation. Carpeting, radiator with attractive radiator cover and room for an item of furniture. The carpeted staircase continues to the first floor accommodation from which a further good-sized landing area leads into the sitting room through glazed, double doors. Window to the front elevation with shutters, radiator, laminate flooring and space for several pieces of furniture.

Sitting/Dining Room
14'3" x 13'9" (4.35 x 4.2)
A lovely sitting room benefitting from generous proportions and a large window affording a delightful view over Ilkley and towards the hills in the background. Cornicing and high ceilings lend character. Laminate flooring, two radiators, downlighting and TV point. This living area creates a great-sized entertaining space with it adjoining the spacious kitchen with a tall window allowing light to flow through between these two generous rooms, creating a light and airy feel. This could also serve well as a formal dining room with ample space for comfortable seating if desired.

Breakfast Kitchen
14'9" x 14'3" (4.5 x 4.35)
A beautifully appointed, modern kitchen fitted with contemporary base and wall units providing an abundance of storage with quartz worksurface and upstands over. Integrated appliances include an electric oven with induction hob, glass splashback and stainless-steel chimney hood and extractor over, microwave, dishwasher, fridge/freezer and a washing machine/tumble drier. Composite one and a half bowl sink with drainer, monobloc tap and glass splashback, under unit lighting, under pelmet lighting and downlighting. Karndean flooring, cornicing and radiator. This is a wonderful environment in which to enjoy mealtimes with family or to entertain. A large island with breakfast bar is a great spot to sit and enjoy a coffee and there is also room for a dining table should one so wish. A cupboard houses the central heating boiler. Dual aspect windows make for a bright atmosphere. Planning permission was previously granted for a Juliet balcony, which has now lapsed.

Hall
A door from the sitting room opens into a very generous hallway with space for several items of furniture. A window with shutters to the east facing elevation allows for ample natural light. Laminate flooring and radiator. A broad, carpeted staircase with stylish timber balustrade with glazed panels leads to the second floor. An understairs cupboard provides useful storage.

Lounge
22'0" max x 14'11" max (6.71 max x 4.57 max)
Steps lead down from the hall to a fabulous lounge of superb proportions. This well-proportioned room has an air of elegance and grandeur. Deep skirtings, cornicing and two arched alcoves continue the characterful feel. A large bay window affords breathtaking views across Ilkley towards Middleton. There are two south facing windows including one bay and a fourth window, which also affords stunning views towards Middleton. A fireplace with elegant, stone fire surround with granite hearth houses a cast iron log burning stove. Room for a sofa, armchairs and a family dining table. Laminate flooring, TV point and two radiators.

Bathroom
A modern bathroom fitted with a deep fill bath with mixer tap and hand held shower attachment, a vanity washbasin with monobloc tap and a concealed cistern w/c with pushbutton flush incorporated within a stylish unit affording a good amount of storage with mosaic effect splashback tiling. Fully tiled around the bath in large, neutral tiles. Attractive, complementary, tiled effect, vinyl flooring. Chrome, ladder, towel radiator, large fitted wall mirror and downlighting. Two windows with shutters allow for ample natural light.

Master Bedroom
20'0" max x 14'11" max (6.10 max x 4.57 max)
Accessed from the hallway, this superb, generously proportioned Master bedroom is a haven of peace and calm and benefits from stylish fitted wardrobes with sliding doors and a large, west facing window with shutters and a further smaller window with shutters to the front of the property. Deep cornicing, carpeting and radiator. A door opens into:

En Suite Shower Room
A spacious, well-appointed en suite incorporating a large, fully tiled walk-in shower with glazed door and mains thermostatic shower, a vanity washbasin consisting of a circular basin with monobloc tap and cupboards and drawers below and a concealed cistern w/c. Dual aspect windows with fitted shutters. Tall, chrome, ladder, towel radiator, ceramic tiled floor, large, fitted, full length mirror, downlighting and extractor fan.

SECOND FLOOR

Landing
A carpeted landing leads to Bedroom Two supported by an adjacent shower room.

Bedroom Two
18'9" max x 12'5" max (5.72 max x 3.81 max)
A spacious, double bedroom benefitting from a large bay window affording fabulous views across Ilkley and the countryside beyond. Useful under eaves storage, laminate flooring and radiator. A walk in storage cupboard provides further generous storage.

W.C. / Shower Room
This modern shower room serves Bedroom Two and comprises of a fully tiled shower cubicle, a pedestal washbasin with monobloc tap and tiled splashback and a low-level w/c. Attractive, tile effect, vinyl flooring and chrome, ladder, towel radiator. A Velux window allows natural light to flood in and glass airbricks enhance the bright atmosphere.

Landing
A carpeted landing leads onto a good-sized landing with laminate flooring. Exposed beam and Velux window. This property is certainly not short on storage as here we find a large under eaves cupboard, which is easily accessible.

Bedroom Three
29'0" max x 11'6" max (8.84 max x 3.53 max)
A great-sized, double bedroom with space for a living area, ideally suited to a teenager. Dual aspect windows, the larger one affording delightful far reaching views. Exposed beams lend a characterful feel. Two radiators, downlighting and carpeted flooring.

Bedroom Four
10'11" max x 9'8" max (3.35 max x 2.95 max)
A fourth bedroom, currently used as a study. Fitted wardrobes, laminate flooring and radiator. Far reaching countryside views through the UPVC double-glazed window. A walk-in cupboard provides additional storage.

OUTSIDE

Gardens And Parking
The property enjoys a low-maintenance courtyard garden area to the front of the property and a driveway to the rear which provides an allocated parking space. Please note that in 2011 planning permission was granted for the creation of a first floor balcony off the lounge and a Juliet balcony off the kitchen (this planning permission has now lapsed). The Planning Application Reference is 11/02422/HOU.

TENURE
The property is leasehold with a remaining 89 years on a 125 year lease dating from 3 March 1989. The lease is currently in the process of being extended.
There is no annual service charge. The cost of any required works are split 50/50 with the one other property in the building.
The annual ground rent is £50.

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.

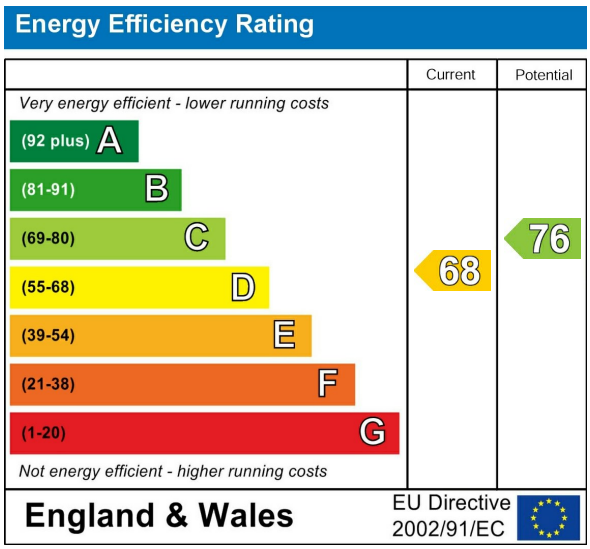






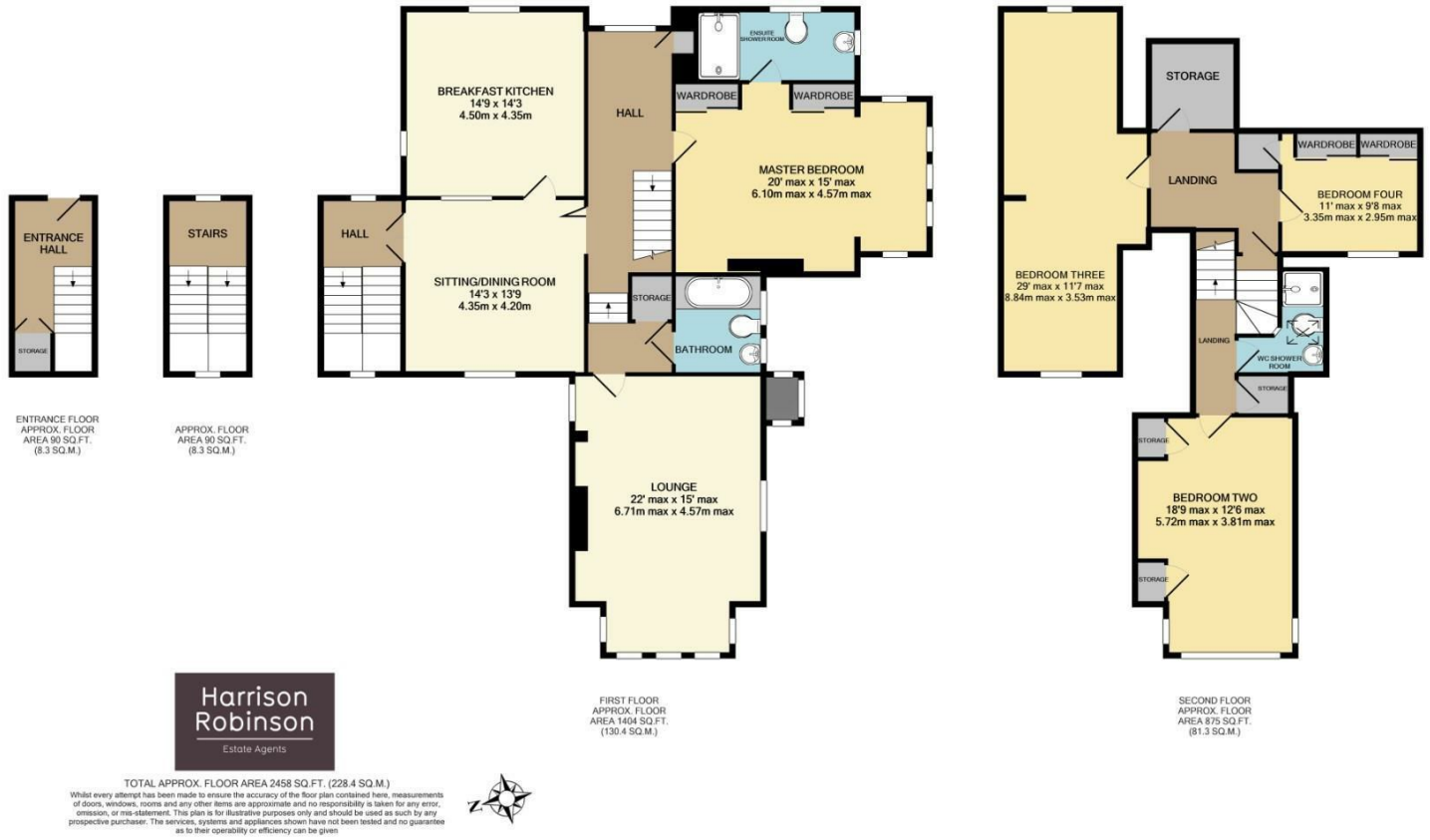


- Four Bedroom Character Property
- Flexible Accommodation
- Lounge With Log Burning Stove & Second Reception Room
- Spacious Contemporary Dining Kitchen
- Master Bedroom En Suite
- Two Further Bathrooms
- Stunning Views
- Off Street Parking & Courtyard Garden
- Few Minutes' Walk From The Grove
- Council Tax Band E









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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