

Harrison Robinson

Estate Agents



Beech House, 40 Wheatley Lane, Ilkley, LS29 8PJ
£645,000



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GROUND FLOOR

Entrance Vestibule

A solid timber door with small glazed panel opens into an entrance vestibule with wooden floor, dado rail, picture rail and deep cornicing.

Reception Hall

A beautiful, wooden, half-glazed door with attractive, decorative, etched panel opens into the welcoming reception hall. Two side panels and transom light over enhances the bright atmosphere. Deep cornicing, picture rail, dado rail and stripped wooden floor lend character. Radiator and space to hang coats. A broad, original, return staircase with carpet runner, stair rods and painted spindle balustrade leads to the first floor.

Lounge

16'4" x 16'0" (5.0 x 4.9)

A wonderful reception room of excellent proportions benefitting from not one, but two charming bay windows allowing the natural light to flood in and affording lovely views. An impressive fireplace with wooden fire surround, decorative tiled slips and tiled hearth is a fabulous, focal point. Character features include deep cornicing, deep skirtings, ceiling rose and picture rail. Stripped wooden flooring and two radiators.

Dining Room

16'0" x 12'5" (4.9 x 3.8)

A second most spacious and elegant reception room, currently serving as a formal dining room. A cast iron fireplace with wooden fire surround, tiled slips, tiled hearth and brass fender draws the eye. Once again, stunning character features abound in the form of deep cornicing, skirtings and picture rail. A bay window provides a wonderful view. Stripped, wooden flooring and radiator. It is easy to imagine many happy times here entertaining family and friends.

Living Kitchen

27'2" x 18'4" (8.3 x 5.6)

A thoughtfully designed extension has created a superb living dining kitchen, filled with light courtesy of four tall windows with two further windows above to the south facing elevation and a side window, not to mention the French doors leading out onto the pretty garden to the rear. Five roof lights accentuate the bright atmosphere. A log burning stove with stone hearth make this a lovely environment for all seasons. Exposed beams, exposed stone walls and a traditional style lantern enhance the character feel. Charming, bespoke freestanding wooden units incorporating cupboards and shelving. Additional complementary wall shelving. Belfast style sink with Metro tiled splashback. Space for fridge/freezer and space and plumbing for dishwasher. Falcon cream, enamel range with five burner gas hob and metro tiled splashback. Solid wooden flooring and traditional style radiators. Space for a large, family dining table. TV point. A useful traditional style pantry provides great additional storage.

W.C / Utility Room

8'6" x 4'3" (2.6 x 1.3)

A spacious, modern w/c combined with a utility room incorporating a vanity washbasin with black monobloc tap and attractive, tiled splashback and a low-level w/c. Space for a washing machine. A rooflight and timber framed window with opaque glazing allows for ample natural light. Exposed stone wall and beam and practical, vinyl flooring.

Snug

11'5" x 10'9" (3.5 x 3.3)

A timber fire surround with tiled fireback and stone hearth houses a Villager log burning stove, creating a cosy ambiance in this useful additional reception room - an ideal spot to relax on a cold winter's evening. Cornicing and stripped wooden flooring accentuate the character feel of this charming room. Original, glazed windows with secondary glazing allow the natural light to flood in and afford a lovely view. Fitted cupboards and radiator

FIRST FLOOR

Landing

A spacious landing with stripped floorboards, dado rail and deep cornicing. Airing cupboard. Doors leading to the principal rooms.

Bedroom One

13'9" x 13'5" (4.2 x 4.1)

A lovely, dual aspect bedroom of wonderful proportions and benefitting from delightful, far reaching, countryside views. Stripped flooring, picture rail and deep cornicing. Cast iron

Bedroom Two

13'5" x 12'5" (4.1 x 3.8)

A second spacious bedroom to the front elevation enjoying the beautiful, long distance countryside views. Deep cornicing, picture rail, stripped flooring, fitted wardrobes and TV point.

Bedroom Three

9'10" x 8'6" (3.0 x 2.6)

A further good-sized bedroom, this time to the south facing, rear elevation. This would also make an ideal home office.

Bathroom

11'1" x 8'2" (3.4 x 2.5)

A good-sized bathroom comprising a panel bath with mixer taps and hand held shower attachment and a pedestal washbasin with tiled splashback. Cast iron fireplace with tiled hearth and coving. Wall lights. A cupboard houses the ideal central heating boiler and a window allows for ample natural light. Stripped flooring, wall lights and radiator.

W.C.

With w/c and window affording a lovely view over the field.

Linen Store

5'6" x 5'2" (1.7 x 1.6)

A useful store room with coving, carpeting and radiator. Window to the east facing elevation.

SECOND FLOOR

Landing

A return carpeted staircase with dado rail leads to the second floor landing.

Bedroom Four

14'1" x 11'1" (4.3 x 3.4)

A well-proportioned, double bedroom to the front elevation with a UPVC, double-glazed window affording stunning far reaching countryside views. Exposed purlins, laminate flooring and radiator.

Bedroom Five

12'5" x 9'2" (3.8 x 2.8)

A good-sized, double bedroom to the front elevation with a UPVC double-glazed window affording stunning views. Carpeting and traditional style radiator.

Bathroom

A good-sized bathroom incorporating a pedestal washbasin with tiled splashback, a panel bath with tiled backdrop, glazed screen and shower over and a low-level w/c. Exposed purlin and stripped flooring.

OUTSIDE

Garage

A great-sized detached garage situated to the rear of the property with ample parking in front.

Gardens

A particularly desirable feature of this wonderful character home is the outside space - lovely, private, wrap around gardens, well-established with colourful planting, a lawned area and a courtyard patio - ideal to sit and relax or enjoy alfresco entertaining with easy access from the living dining kitchen. On the other side of the rear access lane is a further area of garden belonging to the property adjacent to the garage.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

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

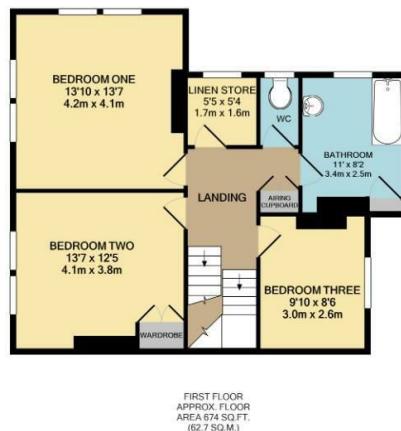
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.



- **** NO ONWARD CHAIN ****
- Bright and Spacious Victorian End Terraced Property
- Five Bedrooms Including Four Spacious Doubles
- Extended Living Kitchen Dining Space & Three Further Reception Rooms
- Delightful Original Character Features
- Delightful, Great-Sized, Private Gardens, Garage & Parking
- Stunning Countryside Views
- Some Updating Required
- Close Proximity To Train Station & Highly Regarded Schools
- Council Tax Band F

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 2153 SQ.FT. (199.9 SQ.M.)
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