

# Harrison Robinson

Estate Agents



**Sunfield Bolton Road, Addingham, LS29 0RF**

**£925,000**



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## GROUND FLOOR

### Reception Hall

A timber door with double glazed side window opens into a most welcoming reception hall. Carpeted flooring, two radiators, doors open into a cloakroom/ W.C., a family room, which would also work well as a downstairs bedroom, if needed, a beautifully proportioned lounge with patio doors to the garden, utility room and charming dining kitchen, which is open to a second reception room with log burning stove. There is an understairs cupboard providing excellent storage with an obscure glazed window to the rear providing natural light.

### Lounge

20'0" x 18'0" (6.1 x 5.5)

A generously proportioned lounge with newly carpeted flooring, fitted cupboards and shelving to one alcove and two radiators. This room is filled with an abundance of natural light courtesy of tall, double glazed windows and patio doors looking out over the garden and fields beyond. Decorative coving, downlighting. Beautiful, open fireplace with hearth and timber surround.

### Breakfast Kitchen

18'8" x 10'5" (5.7 x 3.2)

A charming breakfast kitchen fitted with a range of stone coloured, solid wood cabinetry with stainless steel doorknobs, complementary worksurfaces and upstands and a range of integrated appliances including fridge/freezer, Smeg dishwasher and beautiful AGA. One and a half bowl sink with traditional style, chrome mixer tap, high ceilings accentuate the feeling of space. Solid wood flooring, doors to both the front and rear of the property enjoy wonderful views and allow natural light, in addition to an arched window to the rear with deep windowsill. Open to:

### Dining / Sitting Room

18'8" x 12'5" (5.7 x 3.8)

A good sized second reception room with three, double glazed, arched windows, again enjoying a lovely aspect over the garden, carpeted flooring and log burning stove on a stone hearth and with attractive, stone surround. Decorative dado rail and picture rail, downlighting. This room would work well as a dining room, if desired, or a second sitting room, one can imagine many happy times with family and friends here.

### Guest Bedroom / Family Room

17'0" x 13'5" (5.2 x 4.1)

A dual aspect room with arched, double glazed window with plantation shutters and tall, double glazed, sliding patio doors overlooking the garden and fields beyond. Carpeted flooring, radiator, downlighting. Pale wood effect fitted cupboards and shelving provide excellent storage. Wall mounted, gas central heating boiler.

### Utility Room

7'6" x 6'10" (2.3 x 2.1)

With Belfast sink with chrome taps, vinyl flooring, electricity and space and plumbing for appliances. Tall fitted cupboard providing great storage. A door leads to the outside of the property.

### Cloakroom

With low-level W.C. and pedestal handbasin with chrome mixer tap. Attractive tiled flooring, radiator, obscure, double glazed window.

## FIRST FLOOR

### Landing

A carpeted staircase with painted timber balustrading and window to the side elevation

leads to the spacious, first floor landing where there is room for an item of furniture, if desired. Ceiling lights, radiator. A small Velux allows additional light. Doors open into three, good sized bedrooms, the master served by an ensuite bathroom, and the house shower room. Useful, deep, recessed cupboard.

### Master Bedroom

17'8" x 14'5" (5.4 x 4.4)

A large double bedroom with carpeted flooring, radiator and uPVC, double glazed window enjoying a fantastic view across the garden, open fields and across to Ilkley Moor. Fitted wardrobes, downlighting. Door into:

### En Suite Bathroom

A good sized, contemporary styled ensuite bathroom with low-level W.C., large handbasin with deep vanity drawer beneath and bath with tiled side with thermostatic shower, glazed, folding screen and attractive wall tiling. Downlighting, extractor, radiator. Chrome, ladder style, heated towel rail, double glazed window to rear enjoying lovely countryside views. Dark wood laminate flooring.

### Bedroom Two

11'1" x 10'5" (3.4 x 3.2)

A second double bedroom with carpeted flooring, radiator and double glazed window enjoying the delightful views. Fitted wardrobe, hatch with fitted, pull down ladder giving access to an insulated loft area.

### Bedroom Three

10'5" x 9'10" (3.2 x 3.0)

A third, dual aspect double bedroom enjoying fabulous views across the valley to the side elevation and over the open fields to the rear. Carpeted flooring, radiator.

### WC / Shower Room

A well presented, three-piece shower room with low-level W.C., corner, wall hung handbasin with chrome mixer tap and neutral tiled splashback and shower cubicle with thermostatic shower and glazed door. Heated towel rail/radiator, slate effect tiled flooring, downlighting, extractor. Window to side elevation enjoying wonderful, long distance views.

## OUTSIDE

### Garden

Sunfield occupies a lovely plot with a South facing, lawned garden backing onto open fields with a babbling brook running through. There is an abundance of mature shrubs and trees and flowering plants, the perfect garden for adults to entertain and relax and children to play. A paved patio is a great seating area to sit and take in the wonderful views.

### Driveway Parking

Wrought iron gates in stone pillars open to a tarmacadam driveway leading to a parking area for several vehicles.

## UTILITIES AND SERVICES

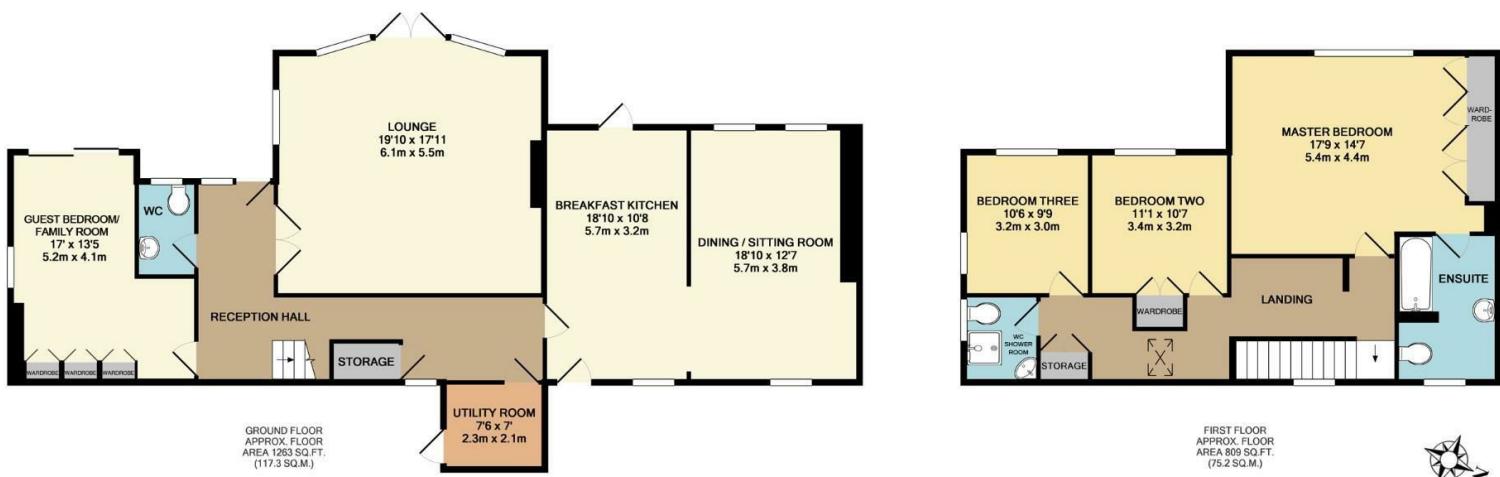
The property benefits from mains gas, electricity and shared septic tank. There is Ultrafast Fibre Broadband shown to be available to this property. Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



- **\*\*\*No Onward Chain\*\*\***
- Spacious Three / Four Bedroom Character Property
- Stunning Countryside Views
- Breakfast Kitchen With Bespoke Cabinetry And AGA
- Two / Three Generous Reception Rooms
- Large Master Bedroom With Good Sized En Suite
- Two Further Bedrooms Served By House Shower Room
- Delightful Lawned Gardens With Babbling Brook Backing Onto Fields
- Walking Distance To Village 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		79
(55-68) D	68	
(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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TOTAL APPROX. FLOOR AREA 2072 SQ.FT. (192.5 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 heating, gas, water and electricity systems and services 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.