

# Harrison Robinson

Estate Agents



**Staveley, 47 Grove Road, Ilkley, LS29 9PQ**

**£1,295,000**



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## GROUND FLOOR

External covered stone porch with terracotta tiling.

### Entrance Porch

A large, newly painted, solid timber door opens into a mosaic tiled entrance porch with deep skirtings and dado rail. A beautiful inner timber and decorative stained glass door opens into an impressive reception hall.

### Reception Hall

A beautiful reception hall with walnut parquet flooring, wooden panelling, coving and deep skirting. Original doors open into the sitting room, boot room leading into the brand new living dining kitchen and recently fitted cloakroom. A return staircase with carved original balustrade leads up to the first floor landing.

### Drawing Room

18'4" x 12'8" (5.59 x 3.88)

A lovely, spacious sitting room with bay window with window seat and cafe style shutters, overlooking the front garden and with far-reaching views. Open working fireplace with decorative tiles and black tiled hearth. Original, decorative ceiling plaster moulding, deep skirting and picture rails. This is a fabulous room in which to snuggle up in front of the fire on a cold evening.

### Living Dining Kitchen

29'9" x 14'9" (9.09 x 4.52)

The current owners have undertaken a true labour of love in transforming the original kitchen and adjoining sitting room to create the most stunning, spacious living dining kitchen. Charming, original features such as the beautiful ceiling plaster moulding, deep skirtings and even the working servants bell board have been retained, blending seamlessly with the fabulous, newly fitted, kitchen comprising of hand painted base and wall units in two complementary shades and a large central island with beautiful, quartz work surface and upstands over. The Everhot electric range with double oven, hotplates and induction hob is supported by a Neff newly fitted double oven and a combi oven microwave. Further integrated appliances include a Neff dishwasher, a Bosch under counter fridge and double bin store. An inset, ceramic, Belfast sink with mixer tap sits beneath a window overlooking the south facing patio garden. The island incorporates a large seating area. To the living area a newly fitted log burning stove sits within a charming fireplace and there is ample room for a sofa, armchairs and a dining table if desired. The triple aspect windows allow the light to flood in and afford breathtaking views across the valley to the front elevation.

### Boot Room & Pantry

7'6" x 6'0" (2.31 x 1.84)

A good-sized boot room newly fitted with units matching those of the kitchen with the same quartz worksurface and upstands over incorporating a composite sink with traditional style mixer taps. Wall shelf and window to the side elevation. A useful pantry off provides great storage and houses a recently installed, Worcester central heating boiler. A newly fitted, external, composite stable door with obscure glazed panel, leads into the rear garden.

### Cloakroom

With newly installed, contemporary styled, low level W.C. and wall hung hand basin with feature tiled splashback and black mixer tap. Window with newly fitted, cafe style shutters. Original painted, wooden floor.

## LOWER GROUND FLOOR

### Laundry / Utility Room / Pantry

11'5" x 9'8" (3.48 x 2.95)

Steps lead down to a most useful, large basement with ample storage space and shelving. A good sized laundry/utility room with central heating radiator and double-glazed window houses newly fitted cupboards with complementary marble effect, laminate worksurface over with space and plumbing for a washing machine and space for a tumble drier.

## FIRST FLOOR

### Landing

A return staircase with original carved wooden balustrade and decorative stained glass leaded window leads up to the first floor landing. From the half landing doors open into a bathroom and double bedroom to the rear. From the first floor landing, doors open to two further generously proportioned double bedrooms and a further, spacious bathroom. A return staircase leads to the second floor landing.

### Bedroom One

16'6" x 11'10" (5.03 x 3.63)

A large, double bedroom with front, corner bay window with newly fitted shutters affording wonderful views. Original, cast iron fireplace, coving, deep skirting and picture rail. Newly redecorated and recarpeted.

### Bedroom Two

15'8" x 12'8" (4.80 x 3.88)

A spacious, dual aspect, double bedroom with attractive, original, white timber fireplace with coloured tiles. High quality, solid wood cabinetry and shelving. Fitted recessed wardrobe/cupboard.

### Bedroom Three

12'9" x 11'1" (3.89 x 3.64)

A beautiful, double bedroom overlooking the rear garden. Cast iron fireplace, fitted, solid wood, double wardrobes and wall panelling, recessed cupboard.

### Bathroom One

A generously proportioned three-piece bathroom with bath with thermostatic shower and folding screen, large, traditional style hand basin with washstand and low level W.C. Obscure glazed windows with beautiful, newly fitted Roman blinds.

### Bathroom Two

A four-piece bathroom with double, walk-in shower, bath, hand basin with washstand and low level W.C. Obscure glazed windows to side and rear with beautiful, newly fitted Roman blinds.

## SECOND FLOOR

### Landing

A return staircase with leaded window to the rear and wooden balustrade leads to a double bedroom to the rear and a boarded box room, housing the hot water cylinder and providing storage. A further few stairs lead to a lovely landing with a glazed door leading out to a small balcony to the front of the property and to bedrooms five and six.

### Bedroom Four

14'7" x 10'7" (4.45 x 3.23)

A double bedroom with solid wood fitted wardrobes and charming, fitted cabin bed. Original, pretty cast iron fireplace, hand basin set in a wooden unit. Window to rear overlooking the garden.

### Bedroom Five

15'1" x 8'5" (4.62 x 2.59)

A newly decorated, double bedroom with solid wood fitted wardrobes, original, cast iron fireplace and window to rear.

### Bedroom Six

12'9" x 6'3" and 8'10" x 7'2" (3.89 x 1.91 and 2.7 x 2.2)

A versatile single bedroom with double glazed window to side elevation and a separate study area with fitted shelving and desk, solid wood wardrobes and window to front looking onto Grove Road and beyond.

## OUTSIDE

### Garden

Staveley occupies a substantial plot, enjoying an elevated position on Grove Road. A wrought iron gate opens to a paved pathway with electric lighting, leading up to the property via a second, newly fitted, black metal gate. To the front elevation there is a beautiful landscaped, tiered garden with lovely paved paths, boxed hedge borders and topiary, an abundance of mature trees, shrubs and plants and a Japanese Zen garden with a small pond and arbour. To the rear is a private, south facing garden with spacious paved patios, a rockery, Italian water feature, newly created decked area, perfect for a hot tub, and newly fitted, black metal gate. Outside tap and electric supply, security lights and log store. Stone steps lead up to the driveway and separate double garage.

### Garage And Parking

A separate double, stone built garage with electric up and over door, security light, water and power supplies and shelving. Two windows to side elevation and a rear door, leading to further log and coal stores. Parking in front of the garage and a driveway with beech and privet hedging leading to Parish Ghyll Drive with newly installed double gates.

### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

There is Superfast Fibre Broadband available to this property.

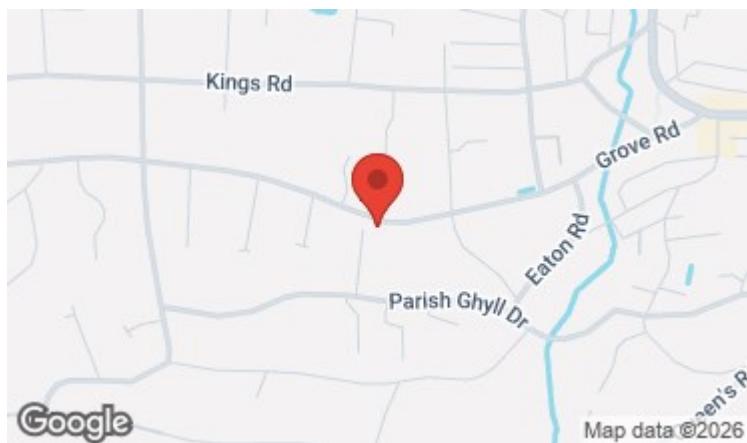
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.



- \*OFFERED WITH NO ONWARD CHAIN\*
- Elegant Six Bedroom Late Victorian Semi-Detached Property
- Immaculately Maintained and Recently Updated
- Prestigious Central Ilkley Location
- Stunning Newly Fitted Living Dining Kitchen
- Manicured Tiered Gardens To Front And Rear
- Driveway Parking And Double Garage
- Beautiful Original Features
- South Facing Patio
- Council Tax Band G

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	85	
(69-80) C		
(55-68) D	62	
(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 EXCLUDING GARAGE 2525 SQ FT. (234.5 SQ M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no dimensions should be relied upon as being exact. The 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.