Harrison Robinson

Estate Agents

12 Vale Gardens, Ilkley, LS29 8LB

£450,000

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GROUND FLOOR

Entrance Hall

The property is approached via a half-glazed UPVC entrance door with adjacent window opening into a welcoming entrance hall, beautifully finished with attractive, laminate wood flooring. Doors open to the generous living dining kitchen and cloakroom/w.c. whilst a deep understairs cupboard provides excellent storage. A return carpeted staircase with smart, timber, spindle balustrade rises to the first floor. Coving, downlighting and underfloor heating. Space to hang coats and store shoes.

Living Dining Kitchen

35'5" x 15'1" (10.8 x 4.6)

This beautifully appointed open-plan living, dining and kitchen space forms the true heart of this wonderful home, combining contemporary design with thoughtful functionality. The kitchen is fitted with a stylish range of gloss white cabinetry, complementary work surfaces and matching upstands, together with a breakfast bar providing informal seating. Integrated appliances include a stainless-steel gas hob and electric oven, a dishwasher and a washing machine. Space for an American-style fridge freezer. A stainless-steel sink and drainer with monobloc tap sits beneath a large window overlooking the south facing garden with a further two windows to the rear accentuating the bright atmosphere. A cupboard houses the gas central heating boiler. Spotlights, downlighting and statement pendant lighting create a refined ambiance, while direct access to the rear garden through a half-glazed door makes this an exceptional setting for everyday living and entertaining.

Elegantly zoned adjacent to the kitchen, the bright and airy lounge and dining area is enhanced by a large double-glazed window, allowing natural light to pour into this space. Ample room for a large, family dining table and a sofa. Sleek recessed lighting and further feature pendants complement the contemporary styling, while attractive, tiled flooring provides a sophisticated and practical finish.

Cloakroom/W.C.

Appointed with a low-level w/c and pedestal wash hand basin with mixer tap. tiled splashback and fitted wall mirror over. Practical tiled flooring and radiator.

FIRST FLOOR

Landing

A carpeted staircase with timber balustrading rises to the first floor with a window to the side elevation, where doors open to the lounge and principal bedroom, the latter benefitting from an ensuite shower room. A further carpeted staircase continues to the second floor, where three additional bedrooms and the house bathroom are located.

Lounge

15'1" x 13'1" (4.6 x 4.0)

A delightful, spacious, light-filled lounge, with double-glazed French doors opening onto a balcony overlooking the south-facing rear garden. An adjacent window accentuates the bright atmosphere. From here, there are spectacular views across Ben Rhydding towards the moor. Coving, carpeted flooring, spotlights and a radiator.

Master Bedroom

14'5" x 13'5" (4.4 x 4.1)

A great-sized, double bedroom positioned to the front elevation, featuring carpeted flooring, fitted wardrobes, two radiators and double-glazed French doors opening to a Juliet balcony with smart, black railings. This lovely principal bedroom enjoys delightful, far reaching, Wharfe Valley views through the doors and window. A door opens into:

Ensuite

A newly installed, contemporary, three-piece, part-tiled shower room comprising a low-level w/c, pedestal wash hand basin with monobloc tap and splashback, and shower enclosure with mains shower and glazed screen. Complementary flooring and downlighting complete the finish. Heated towel rail and extractor fan.

SECOND FLOOR

13'5" x 10'5" (4.1 x 3.2)

Landing

A carpeted landing with doors to three bedrooms and the house shower room. An airing cupboard provides useful storage for linen and towels. A loft hatch with fitted ladder provides access to a boarded loft space.

Bedroom Two

13'5" x 10'5" (4.1 x 3.2)

A well-proportioned, double bedroom to the front elevation, featuring carpeted flooring, two radiators, extensive, stylish, fitted wardrobes and a matching fitted chest of drawers. Two double-glazed windows, fitted with plantation shutters afford the magnificent countryside views.

Bedroom Three

13'1" x 8'6" (4.0 x 2.6)

A generous third bedroom enjoying beautiful views from the south-facing window. Thoughtfully designed, recessed alcove storage works harmoniously with the architectural character of the vaulted ceiling, creating a particularly inviting space. Further features include carpeted flooring and radiator.

Bedroom Four

11'1" x 6'6" (3.4 x 2.0)

Currently utilised as a home office, this versatile room would equally lend itself for use as a charming, single bedroom. It is finished with carpeted flooring, a radiator and a double-glazed window affording a lovely, moorland vista incorporating a direct view towards the iconic Cow and Calf rocks.

Bathroom

Beautifully presented and designed to balance style with practicality, the newly installed, stylish, contemporary house shower room comprises a low-level w/c, vanity wash hand basin with mixer tap and a generous shower enclosure with a mains thermostatic shower and glazed screen. A most useful, tall, fitted wall cupboard matches the vanity basin unit and provides valuable storage space for toiletries. fully tiled to the walls in a neutral tone, complementary floor tiles, a chrome ladder-style heated towel rail and downlighting complete the space.

OUTSIDE

Driveway & Parking

Approached via a quiet cul-de-sac, to the front of the property is a block paved driveway providing parking for two vehicles. A pathway leads to the front door. A pathway to the side of the property leads to a tall timber gate, which provides access to the rear courtyard garden.

Garden

Externally, the property enjoys a superb, low maintenance, south facing, rear courtyard garden with a beautiful stone patio, ideal for al fresco dining and entertaining. Smart hedging and fencing provide attractive screening and privacy whilst the fully enclosed garden offers a secure space for children to play and a peaceful setting for adults to relax. Ample room for some outdoor furniture and some colourful pots.

UTILITIES & SERVICES

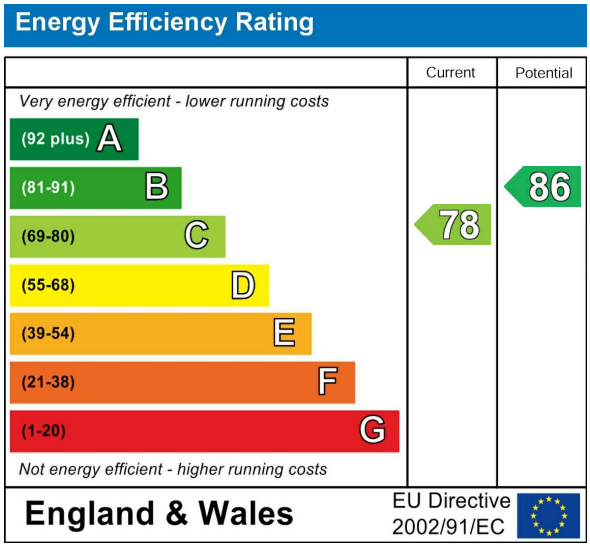
The property benefits from mains gas, electricity and drainage.

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.

Tel: 01943 968 086

- Spacious Four Bedroom Townhouse
- Very Well Presented Throughout
- Exceptional Living Dining Kitchen With A Range Of Integrated Appliances
- Lounge With South Facing Balcony
- Principal Bedroom En-Suite
- Magnificent Wharfe Valley Views To Both Elevations
- South Facing Garden
- Walking Distance To Excellent Schools And Train Station
- Quiet Cul-De-Sac Location & Driveway Parking
- Council Tax Band E



GROUND FLOOR
499 sq.ft. (46.3 sq.m.) approx.

FIRST FLOOR
472 sq.ft. (43.9 sq.m.) approx.

SECOND FLOOR
472 sq.ft. (43.9 sq.m.) approx.

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TOTAL FLOOR AREA : 1444 sq.ft. (134.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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