

# Harrison Robinson

Estate Agents



**Brankston Chantry Drive, Ilkley, LS29 9HU**

**Guide Price £650,000**

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## Guide Price £650,000



### GROUND FLOOR

#### Entrance Porch

Double timber doors with decorative glazed panes open into an entrance porch with a further, half glazed door leading in to the entrance hall.

#### Entrance Hall

A charming entrance hall with high ceiling, coving, carpeted flooring and radiator. Doors open into the lounge, dining room and breakfast room. With space for an item of furniture this is a most welcoming space, ideal for greeting family and friends. A carpeted staircase with original, timber balustrading leads to the first floor of the property.

#### Lounge

16'8" x 14'5" (5.1 x 4.4)

A generously proportioned lounge with large bay window with sash windows enjoying delightful, far reaching views. A further window to the side of the house allows further natural light. Carpeted flooring, radiator, fireplace with attractive timber surround. Deep skirtings, coving and high ceilings add to the lovely, spacious feel of this room.

#### Dining Room

15'5" x 13'5" (4.7 x 4.1)

A second, good sized reception room with tall windows to both side and rear elevations. Carpeted flooring, radiator and fireplace with original timber surround and marble hearth.

#### Breakfast Room

13'5" x 12'1" (4.1 x 3.7)

A third reception room, arranged as a breakfast room with carpeted flooring, radiator and window to the side of the property. A log burning stove set on a stone hearth is a great addition to this room. Useful, large understairs storage cupboard. Open to:

#### Kitchen

13'5" x 8'2" (4.1 x 2.5)

Stone steps to the rear of the property lead up to a timber door opening into the kitchen. Fitted with a range of wooden cabinetry with worksurfaces and space for appliances. Stainless steel sink with chrome mixer tap beneath a sash window to the rear in addition to a window to the side elevation. Tile effect vinyl flooring, extractor. Open to:

### FIRST FLOOR

#### Landing

A carpeted staircase with attractive, timber balustrading leads to a long landing area on the first floor of the property. To the rear one finds a small double bedroom, separate toilet and bathroom. A short set of carpeted stairs continues to a landing area to the front of the house with doors opening to three bedrooms, two being generous doubles. A lantern light is a delightful, original feature allowing natural light.

#### Bedroom One

13'5" x 12'1" (4.1 x 3.7)

A light and airy, dual aspect, double bedroom to the front of the house enjoying wonderful, long distance views. Carpeted flooring, radiator, original fireplace with timber surround.

#### Bedroom Two

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

A second, spacious double bedroom with windows to the rear. Carpeted flooring, radiator and original fireplace.

#### Bedroom Three

10'2" x 10'2" (3.1 x 3.1)

A small double bedroom with carpeted flooring, radiator and sash window to the side elevation. Fitted wardrobe, original fireplace.

#### Bedroom Four

9'2" x 7'6" (2.8 x 2.3)

A single bedroom to the front of the house with tall, sash window, carpeted flooring and radiator. This was originally part of bedroom one and the stud wall could be removed to create a large master suite, if desired.

#### Bathroom

With pedestal handbasin with chrome taps and panel bath with wall tiling. Shower cubicle with thermostatic shower, carpeted flooring, useful airing cupboard with shelving housing the hot water tank. Window to rear, radiator, extractor.

#### W.C.

With low level W.C. and pedestal handbasin with chrome taps and tiled splashback. Carpeted flooring, obscure glazed window to rear.

### LOWER GROUND FLOOR

#### Cellar / Utility Room

13'5" x 10'9" (4.1 x 3.3)

Stone steps to the rear of the house lead down to the lower ground floor cellar area, which is a most useful space. The main room provides storage and houses the gas central heating boiler, space and plumbing for a washing machine and has a stainless steel sink and drainer and obscure glazed window.

#### W.C.

With high level W.C.

#### Storage

Two small rooms provide further storage.

### OUTSIDE

#### Gardens

The property enjoys a South East facing rear garden, predominantly laid to lawn, with a variety of mature shrubs and trees. To the front the house is well set back from the road with a lawned foregarden behind low stone walling, smart railings and garden gate with a paved pathway leading to the entrance door.

#### Driveway Parking

A tarmacadam driveway provides ample off road parking for up to four vehicles.

#### Garage

A separate, single garage with electric door, side door and double glazed windows to the side and rear providing further parking/excellent storage.

### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

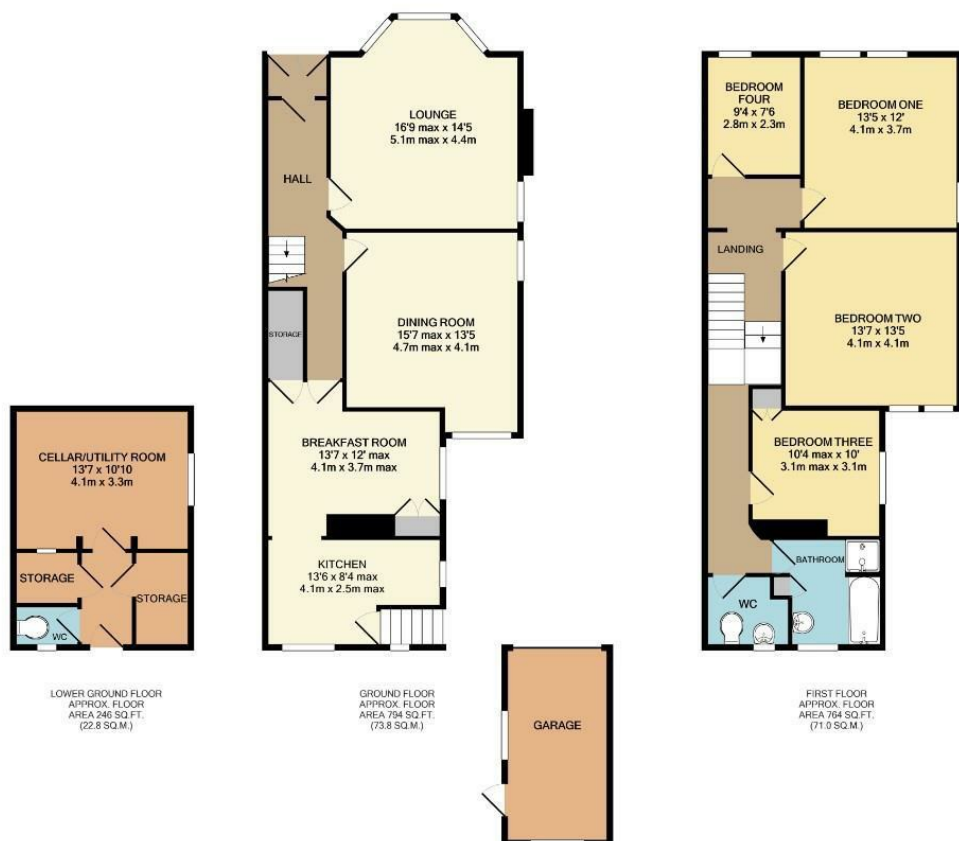
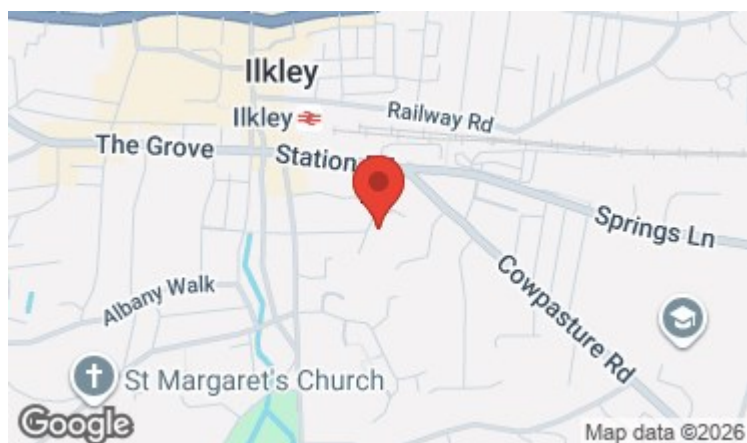
Ultrafast Fibre Broadband is shown to be available to this property.

Broadband speeds and mobile 'phone coverage can be checked on the Mobile and Broadband Checker Ofcom website.



- Four Bedroom Period Semi Detached House
- Fabulous Potential To Create A Stunning Family Home
- Generously Proportioned Rooms
- Three Reception Rooms
- Useful Cellar Space With W.C. And Utility Room
- Beautiful Far Reaching Views
- Driveway Parking And Single Garage
- Level Front And Rear Gardens
- Central Ilkley Location Close To Excellent Schools And Train Station
- Council Tax Band F

| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               | <b>81</b> |
| (55-68) <b>D</b>                            | <b>56</b>                                                                                                     |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1804 SQ. FT. (167.6 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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.



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