

# Harrison Robinson

Estate Agents



**7 Middleton Road, Ilkley, LS29 9EX**

**Price Guide £539,000**

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### GROUND FLOOR

#### Entrance Vestibule

A gate opens onto a pathway, which leads past the low-maintenance, slate chippings with pots in the summer giving a tremendous splash of colour and leads to the smartly painted, solid, timber front door with glazed, transom light, which has a charming portico over. The door opens into the entrance vestibule with original, black and white tiling - an ideal spot to kick off shoes and boots after a long walk. A multi panelled, glazed door opens into:

#### Entrance Hall

This is a great place to greet friends and family and has engineered, oak flooring and traditional style radiator with stairs leading to the first floor.

#### Lounge

15'5" x 11'1" (4.7 x 3.4)

This is a most charming and well-proportioned lounge with original, deep cornicing and picture rail. One's eyes are immediately drawn to the original, heavy, cast iron working fireplace standing on a granite hearth and one can imagine that this is a very cosy spot on a cold winter's night. Either side of the chimney breast are newly fitted cupboards complementing the traditional style of this room. A tall, bay window allows the natural light to flood in and is fitted with white, colonial style shutters, maintaining privacy. The engineered oak flooring continues through, creating a perfect blend of traditional and contemporary styling.

#### Sitting Room

14'5" x 13'1" (4.4 x 4.0)

A further bright and spacious reception room, where natural light floods in through two large, UPVC double-glazed windows. One's eyes are drawn to the feature, arched, cast iron fireplace housing a gas coal effect fire with off-white, marble surround and black, granite hearth. Yet more stunning, deep cornicing and picture rail complete the picture. Stairs lead down to the open-plan dining room and kitchen.

### BASEMENT LEVEL

#### Dining Room

15'1" x 12'5" (4.6 x 3.8)

This is the perfect space for an evening soirée with ample room for a large dining table and one can imagine many happy times here entertaining friends and family. Driftwood effect, ceramic flooring with zoned, underfloor heating makes this a cosy spot any time of the year and a small, double-glazed window to the front affords natural light with three tall, spacious cupboards provide useful storage.

#### Breakfast Kitchen

13'9" x 12'9" (4.2 x 3.9)

One walks through into a spacious breakfast kitchen, fitted with a range of bespoke, white, Shaker style, base and wall units incorporating display cupboards and wine rack with off-white, solid, marble worksurfaces and upstands. An inset white, composite sink with chrome mixer tap sits under a double-glazed window with aspects over the rear patio garden. There is a return on the marble work surface creating a breakfast bar ideal for grabbing a quick bite when time is short. One's eyes are drawn to the obligatory, navy-blue AGA range with white, brick effect, tiled splashback, adding to the fantastic homely feel. Integrated appliances include a black, Bosch, two ring induction hob, dishwasher and spacious, double door fridge freezer with pull-out freezer drawers below. A useful under stairs pantry. Continuation of the driftwood effect, ceramic flooring with zonal, underfloor heating. A half-glazed composite door opens onto the spacious, private, patio garden, ideal for relaxing and al fresco entertaining.

### FIRST FLOOR

#### Landing

Carpeted stairs from the hallway lead up to a carpeted landing area with a further flight of stairs leading to the second floor.

#### Master Bedroom

14'5" x 12'9" (4.4 x 3.9)

Situated to the front elevation, this is a great sized, well-proportioned, double bedroom having a fitted cupboard. A double-glazed window affords Wharfe Valley views. Carpeted flooring and radiator.

#### Bedroom Two

10'5" x 7'2" (3.2 x 2.2)

A further double bedroom to the rear with original, stripped pine, fitted cupboards and drawers to one side of the chimney. A double-glazed window overlooks the rear garden. Carpeted flooring.

#### WC Shower Room

Fitted with a contemporary, modern, white suite comprising a fully tiled, walk-in shower with traditional style, thermostatic, mains, drench shower with separate hand shower and glazed screen. Traditional style vanity unit with marble top and inset ceramic wash basin with chrome mixer tap. Low suite, traditional w/c. Useful, tall storage cupboards. Painted, timber panelling to dado height. Low voltage lighting. Double-glazed window with obscure glazing. Grey, tiled flooring with underfloor heating.

### SECOND FLOOR

#### Landing

A carpeted staircase leads up to the second floor with access to two further double rooms.

#### Bedroom Three

14'5" x 8'6" (4.4 x 2.6)

A spacious, light and airy, double bedroom benefitting from a Velux roof light. Radiator and carpeted flooring.

#### Bedroom Four

14'5" x 8'6" (4.4 x 2.6)

A double room with a Velux window to the front elevation affording long distance views. Carpeted flooring and radiator. Useful storage cupboard.

### OUTSIDE

#### Garden

To the front is an area of low maintenance lawn, bound by with slate chippings, having tall hedging for privacy. The true piece de la resistance is the bright and sunny, private, rear patio garden accessed from the kitchen through a stable style door, with a large, stone flagged, patio area, creating an external room - ideal for relaxing and al fresco entertaining. Tall fencing maintains privacy and a gate leads to a rear access lane giving access to private parking.

### UTILITIES AND SERVICES

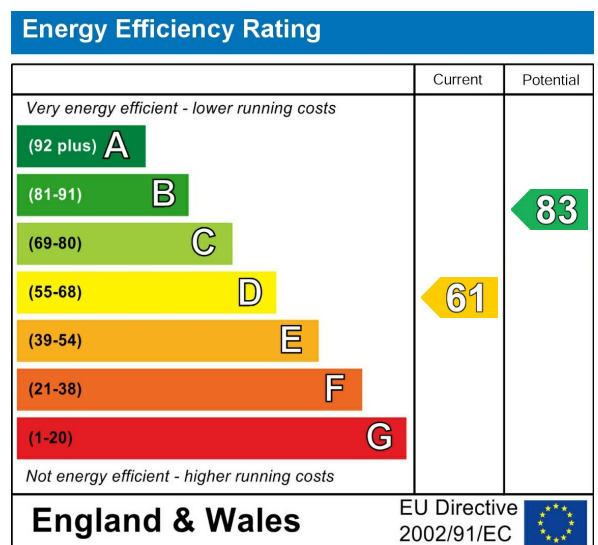
The property benefits from mains gas, electricity and drainage.

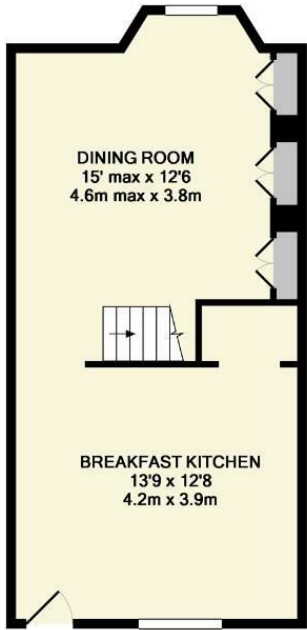
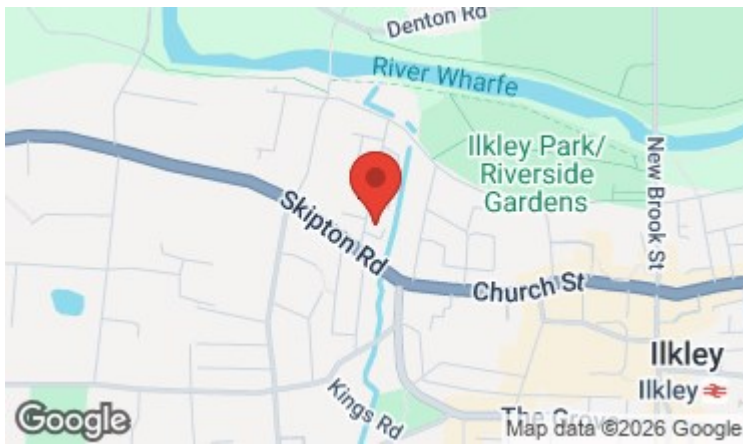
There is Ultrafast Fibre Broadband shown to be available to neighbouring properties, although not yet installed at this apartment.

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

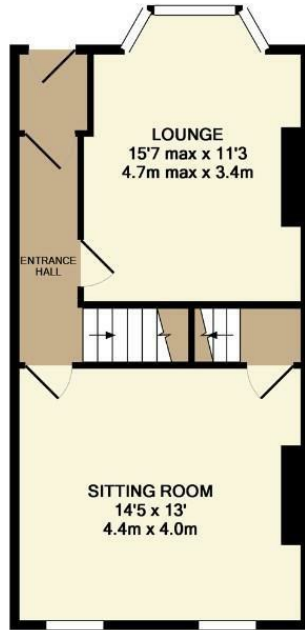


- Four Bedroom Victorian Terrace
- Two Stunning Reception Rooms
- Shaker Style Kitchen With AGA
- Dining Area With Underfloor Heating
- Contemporary Shower Room
- Immaculately Presented Throughout
- Sunny Private Patio Garden
- Close To Town Centre
- Easy Walk To Train Station
- Council Tax Band D

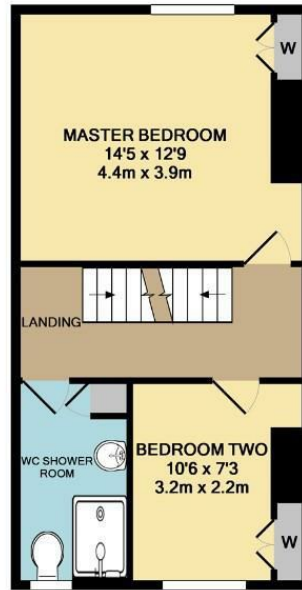




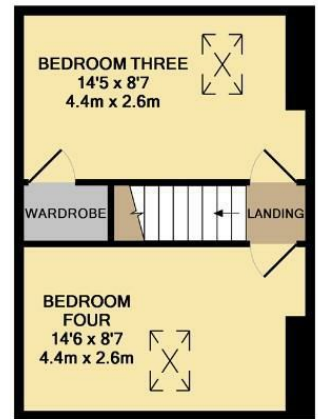
**BASEMENT LEVEL**  
APPROX. FLOOR AREA 431 SQ.FT. (40.0 SQ.M.)



**GROUND FLOOR**  
APPROX. FLOOR AREA 419 SQ.FT. (38.9 SQ.M.)



**FIRST FLOOR**  
APPROX. FLOOR AREA 407 SQ.FT. (37.8 SQ.M.)



**SECOND FLOOR**  
APPROX. FLOOR AREA 283 SQ.FT. (26.3 SQ.M.)



**TOTAL APPROX. FLOOR AREA 1539 SQ.FT. (143.0 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 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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