Harrison Robinson

Estate Agents

1 Beacon Rise, Ilkley, LS29 9DE

£675,000

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GROUND FLOOR

Entrance Porch

A smart, new, composite, front entrance door opens into a useful carpeted porch filled with light courtesy of a bank of windows. A UPVC, double-glazed door flanked by two tall UPVC double-glazed panels, all with obscure glazing, opens into:

Reception Hall

A spacious reception hall, an ideal environment in which to greet friends and family, with carpeting and radiator. A carpeted under stairs storage cupboard provides room to hang coats and store shoes. Room for several small items of furniture. A broad, carpeted staircase leads up to the first floor. Doors from the reception hall lead into the principal reception rooms.

Lounge

22'3" x 12'1" (6.8 x 3.7)

A fabulous principal reception room of generous proportions. Large windows to both front and rear elevations allow an abundance of natural light to flood in whilst affording a lovely outlook over the charming gardens. A feature stone fireplace houses a gas fire. Coving, carpeting, two radiators and TV point.

Dining Room

14'9" x 9'2" (4.5 x 2.8)

A second well-proportioned reception room, an ideal formal dining room if desired. A bay window overlooks the front garden. Radiator and carpeting.

Kitchen

13'1" x 8'2" (4.0 x 2.5)

Fitted with base and wall units with complementary laminate worksurface and tiled splashback over. A stainless-steel one and a half bowl sink with drainer and monobloc tap sits beneath a large window offering a pleasant aspect over the rear garden. Integrated appliances include a double electric oven and ceramic hob with chimney hood and extractor over. Space for a fridge/freezer and space and plumbing for a washing machine. Wall mounted Ideal central heating boiler. Vinyl, tile effect flooring, radiator and downlighting. A charming serving hatch opens into the study. A half-glazed timber door with obscure glazed panel opens into:

Garden Room

10'2" x 8'2" (3.1 x 2.5)

A double-glazed conservatory with access onto both front and rear gardens. This is a lovely spot in which to sit and enjoy the garden.

Study

7'10" x 7'6" (2.4 x 2.3)

A useful additional room, which could serve a variety of purposes but ideal as a study. The window offers a pleasant view over the rear garden. Carpeting and radiator.

W.C.

Fitted with a low-level w/c and a vanity wash basin with tiled splash back and cupboard below. Vinyl flooring and radiator. Window with obscure glazing to the side elevation.

FIRST FLOOR

Landing

A carpeted landing with doors leading into all four bedrooms and the house shower room. A cupboard provides useful storage for linen and towels. A loft hatch has a pull down ladder providing access to a part boarded loft with light. Downlighting and a window with obscure glazing borrows light from the en-suite shower room.

Master Bedroom

12'1" x 9'10" (3.7 x 3.0)

A spacious, principal bedroom, situated to the front of the property and enjoying some lovely, far reaching countryside views. Fitted wardrobes, carpeting and radiator.

En Suite Shower Room

A good-sized en-suite comprising of a vanity wash basin, a low-level w/c and a glazed, corner shower cubicle fitted with a Mira electric shower. A large window with obscure glazing allows for plenty of natural light. Carpeting and radiator.

Bedroom Two

12'1" x 10'5" (3.7 x 3.2)

Another good-sized double bedroom, this time located to the rear of the property and benefitting from some pleasant views over the garden and of the Wharfe Valley countryside. Radiator and carpeting.

Bedroom Three

12'5" x 9'2" (3.8 x 2.8)

Yet another good-sized, double bedroom to the front of the property with fitted wardrobes, carpeting and radiator. A large window to the side elevation affords a delightful, moorland view.

Bedroom Four

8'10" x 7'10" (2.7 x 2.4)

The smallest of the four bedrooms and yet still a good-sized room and enjoying the same charming views as the others! Radiator and carpeting.

WC Shower Room

A contemporary shower room fitted with a large, walk-in shower with glazed screen with mains shower and separate hand-held shower attachment. Vanity wash basin with monobloc tap and concealed cistern w/c. Tall, vertical, ladder radiator, vinyl flooring and a window with obscure glazing creating a bright atmosphere.

OUTSIDE

Garage

A tarmacadam driveway provides parking for several cars leads up to a single garage with up and over door and power.

Gardens

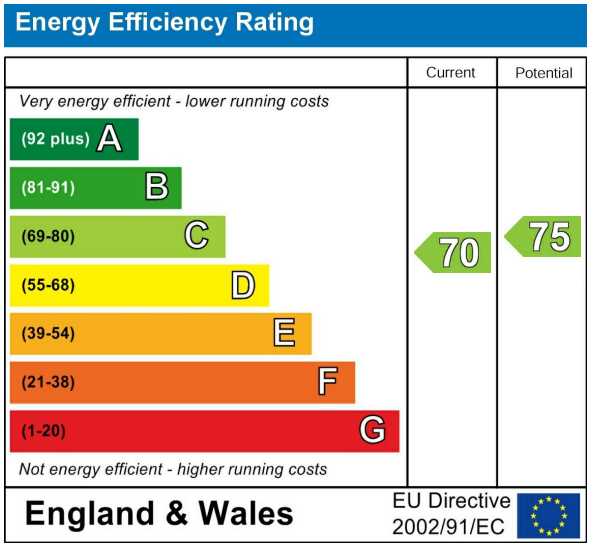
The property sits well on its great-sized plot and enjoys lovely wrap around gardens, which are mainly laid to lawn with areas of patio to sit and relax and established shrubs and small trees. Tall hedging and fencing maintain privacy. There are two timber sheds providing additional useful storage and a timber summerhouse.

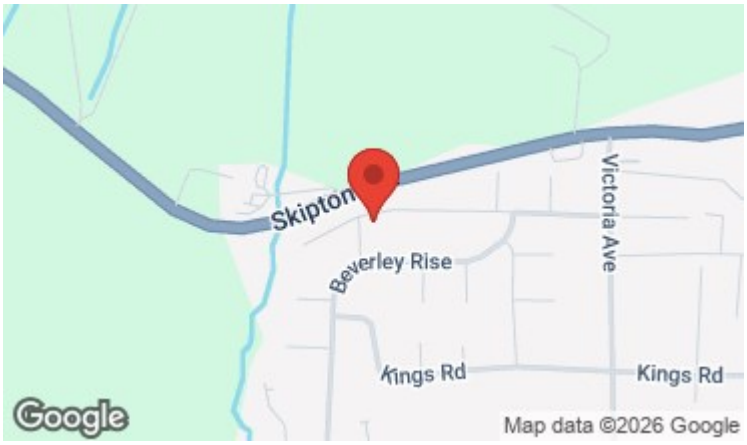
UTILITIES AND SERVICES

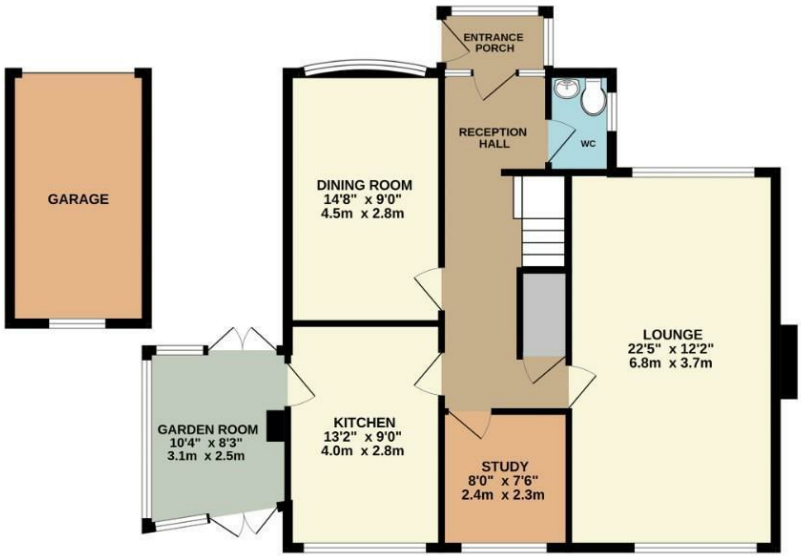
The property benefits from mains gas, electricity and drainage.
There is Ultrafast Fibre Broadband shown to be available to this property.
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

Tel: 01943 968 086

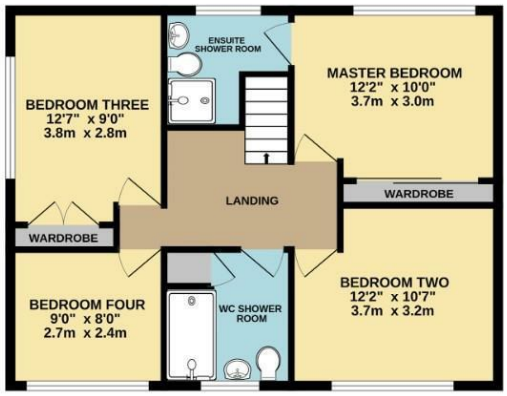
- NO ONWARD CHAIN
- Four Bedroom Detached House
- Spacious Reception Rooms
- Master Bedroom En Suite
- Generous Corner Plot
- Delightful Private Gardens
- Single Garage & Driveway Parking
- Lovely Far Reaching Views
- Walking Distance To Ilkley Town Centre
- Council Tax Band F







GROUND FLOOR
APPROX. FLOOR
AREA 846 SQ.FT.
(78.5 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 630 SQ.FT.
(58.5 SQ.M.)

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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1476 SQ.FT. (137.0 SQ.M.)

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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