

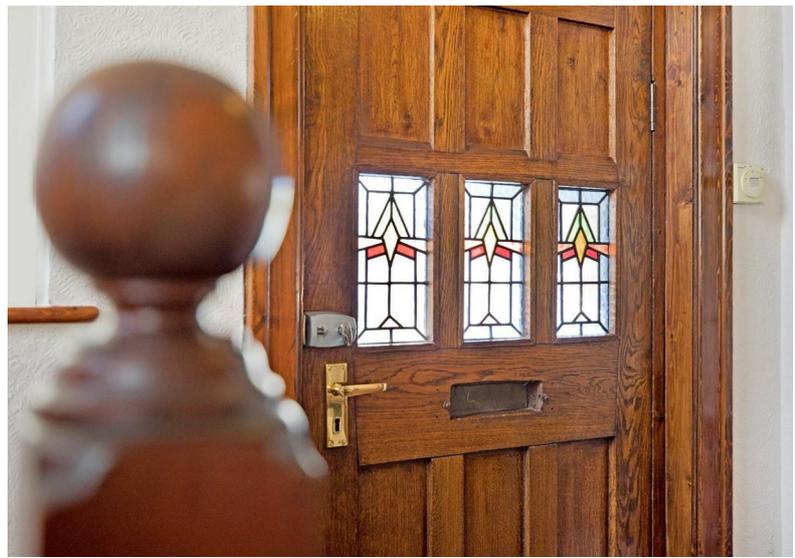
Harrison Robinson

Estate Agents



73 Bolling Road, Ilkley, LS29 8QA

£735,000



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External Porch/Veranda

An external, South facing, covered porch/veranda with climbing wisteria adds to the kerb appeal of this beautiful property, a lovely spot to sit and enjoy the sunshine and view up to Ilkley Moor with space for outdoor furniture.

Entrance Hall

A beautiful, original timber door with attractive, stained glass panes opens into a most welcoming entrance hall. With solid wood, parquet style flooring, radiator, high level shelf and coving this is a beautiful area in which to welcome friends and family. Original, wooden doors open into the living room, dining room, and breakfast kitchen. There is a useful, understairs storage cupboard with hanging rail, ideal for coats and shoes. A return, carpeted staircase leads to the first floor of the property.

Living Room

17'4" x 11'9" (5.3 x 3.6)

A comfortable, good sized, dual aspect living room to the rear of the house with beautiful, arched windows, carpeted flooring and radiator. Fitted shelving and cupboards to one wall, picture rail, coving. A coal effect, gas fire with stone surround and hearth with solid wood mantle over is a lovely focal feature to this room.

Dining Room

15'1" x 13'9" (4.6 x 4.2)

A light and airy, spacious room to the front of the house with carpeted flooring, bay window with radiator beneath, picture rail and coving. A coal effect gas fire set in a stone surround with tiled hearth and timber mantle is a lovely focal feature to this room.

Breakfast Kitchen

16'4" x 10'9" (5.0 x 3.3)

A lovely breakfast kitchen fitted with a range of solid wood cabinetry with tiled worksurfaces and splashbacks. Integrated appliances include electric oven with four ring electric hob, dishwasher and undercounter fridge and freezer. Fitted cupboards to the alcoves and chimney breast provide further, excellent storage and the exposed brick fireplace and original, servants' bell are both delightful features. A stainless steel sink with two drainers and chrome mixer tap sits beneath a window to the rear of the property enjoying lovely views. Tile effect vinyl flooring, radiator, two ceiling lights. There is space for a dining table making this a most sociable room. A window to the side elevation allows further natural light and affords glimpses of Ilkley Moor. Door into:

Utility Room / Pantry

A most useful room with space and plumbing for a washing machine and fitted shelving providing excellent storage. Obscure glazed window to rear, continuation of the tile effect, vinyl flooring.

Side Porch

A half glazed door from the kitchen leads to a side entrance porch with uPVC double glazed windows and half obscure glazed door opening to stone steps which lead down to the driveway. Tile effect vinyl flooring, wooden panelling to ceiling, door into:

Cloakroom / W.C.

With low-level W.C. and wall hung handbasin with brass taps, fully tiled walls, extractor and tiled flooring. Obscure glazed window to rear.

FIRST FLOOR

Landing

A return, carpeted staircase with solid wood balustrading, beautiful stained glass window to the front elevation and tall, arched window to the side of the house, enjoying beautiful, far reaching views, leads to the first floor landing. Doors open into four

bedrooms, a modern shower room and separate W.C. Tall cupboards provide great storage. A hatch with fitted, pull down ladder gives access to the boarded roof space, which could be converted to create a master suite, if desired (STPC).

Bedroom One

15'1" x 11'9" (4.6 x 3.6)

A lovely, light and airy double bedroom to the front of the house with carpeted flooring, radiator and windows enjoying delightful views directly up to Ilkley Moor. Fitted with a range of wardrobes, cupboards, bedside drawers and vanity table.

Bedroom Two

11'9" x 10'2" (3.6 x 3.1)

A second, good sized double bedroom to the rear of the house with carpeted flooring, radiator and two windows affording a lovely aspect over the garden and across the valley.

Bedroom Three

10'9" x 10'2" (3.3 x 3.1)

A double bedroom to the rear of the house with bay window enjoying lovely views, carpeted flooring and radiator.

Bedroom Four

11'9" x 5'10" (3.6 x 1.8)

A single bedroom to the rear of the house with carpeted flooring, radiator and two windows, again, enjoying wonderful, long-distance views.

Shower Room

Well presented with handbasin with chrome mixer tap set in vanity cupboards and corner shower cubicle with thermostatic shower, curved glazed door and neutral wall tiles. Obscure glazed window to side elevation, radiator, extractor.

W.C.

Separate from the shower room with low-level W.C. wall hung handbasin with brass taps, fully tiled walls, radiator and vinyl flooring. Extractor, obscure glazed window to side elevation.

OUTSIDE

Gardens

The house enjoys a lovely corner plot with very well maintained gardens to the front side and rear enjoying a wide variety of fruit bushes, mature shrubs, trees and hedging. There are areas of block paved patios, perfect for al fresco dining and catching the afternoon and evening sun. Smart fencing and hedging maintain privacy. To the front the property is well set back from the road with a delightful, cottage style foregarden with areas of lawn, hedging and a wide variety of planting and flowers. A garden gate gives access to a smart, block paved pathway leading to the veranda by the entrance door. There is space to re-erect a garage to the rear, if desired.

External Stores

To the side of the house there is a spacious store providing excellent storage and housing the gas central heating boiler. To the rear there is a further, large under house store.

Driveway Parking

A smart, block paved driveway provides parking for up to five vehicles.

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.

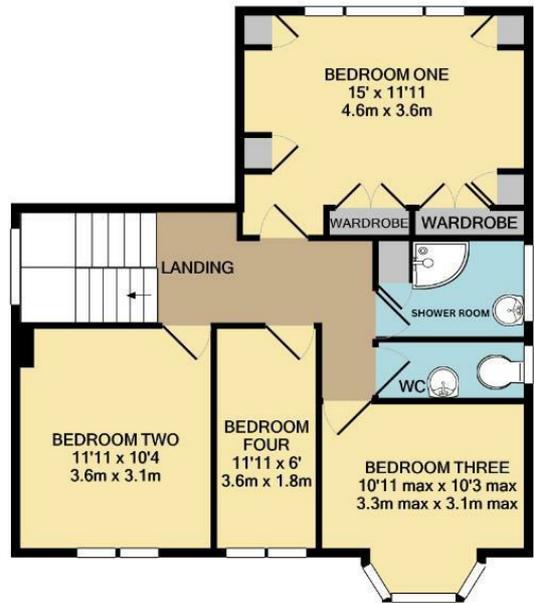


- Four Bedroom Detached Character Property
- Two Spacious Reception Rooms
- Good Sized Breakfast Kitchen With Walk In Pantry
- Beautiful Original Features Throughout
- Delightful Far Reaching Views
- Spacious Well Maintained Corner Plot
- Ample Driveway Parking
- Space To Put A Garage If Desired
- Level Walk To Ilkley And Train Stations
- Council Tax Band G

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



GROUND FLOOR
APPROX. FLOOR
AREA 703 SQ.FT.
(65.3 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 645 SQ.FT.
(59.9 SQ.M.)

**Harrison
Robinson**

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TOTAL APPROX. FLOOR AREA 1348 SQ.FT. (125.3 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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