Harrison Robinson

Estate Agents



Appletrees, 18 Cheltenham Avenue, Ilkley, LS29 8BN

Guide Price £1,000,000

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GROUND FLOOR

Entrance Porch
A Yorkshire stone pathway and paved area leads to a covered, timber entrance door with attractive white wisteria, opening into an entrance porch with practical floor matting, radiator and further glazed timber door with side window and transom light leading into the reception hall.

Reception Hall
A welcoming reception hall with doors opening into the dual aspect lounge, dining kitchen, cloakroom W.C., home office/bedroom and master bedroom served by a three-piece en suite bathroom. A door opens into the integral, double garage. Carpeted flooring, radiator, coving. A return, carpeted staircase with attractive timber balustrading leads to the first floor of the property.

Lounge
16'4" x 15'5" (5.0 x 4.7)
A lovely, comfortable lounge filled with light, courtesy of two, double glazed windows in addition to sliding patio doors leading out to the beautiful rear garden. Solid wood flooring, radiator, coving. Attractive fireplace with open fire, tiled surround and hearth and oak mantelpiece. A door from here leads through to the dining kitchen.

Dining Kitchen
25'11" x 11'5" (7.9 x 3.5)
Beautifully presented with a range of solid oak cabinetry with under cabinet lighting, stainless steel handles and doorknobs and a combination of solid ash and composite worksurfaces with tiled splashbacks. Appliances include electric range cooker with five ring gas hob and dishwasher, space for a tall fridge freezer. Belfast sink with brushed chrome mixer tap beneath a double glazed window. Amtico flooring, downlighting, Open to a spacious dining area with double glazed windows and patio doors leading out to the delightful garden. There is ample space for a family dining table making this a most sociable room. Solid oak flooring, downlighting. Door into:

Utility Room
11'5" x 5'10" (3.5 x 1.8)
With cupboards, drawers, worksurface and stainless steel sink and drainer with chrome mixer tap, plumbing for washing machine. Tiled flooring, radiator, Velux, extractor. Space for a tall fridge or freezer. Door into:

Rear Porch
A most useful area with tiled flooring, gas central heating boiler and half glazed timber door leading out to the garden. There is a large, walk-in cupboard with power and shelving providing excellent storage.

Cloakroom
With low-level W.C. and wall hung handbasin with traditional style chrome taps. Solid wood flooring, wall panelling to half height, radiator. Fitted cupboards provide excellent storage and there is a useful under eaves storage area. Downlighting, extractor.

Home Office / Bedroom
12'1" x 8'6" (3.7 x 2.6)
A glazed door from the hallway leads into a home office/bedroom with ample room for furniture. Carpeted flooring, radiator, coving. Double glazed window to side elevation.

Master Bedroom
21'3" x 11'5" (6.5 x 3.5)
A spacious, dual aspect double bedroom enjoying beautiful, far reaching views across the valley. Carpeted flooring, two radiators, coving. Door into:

En Suite Bathroom
With low-level W.C., pedestal hand basin with chrome taps and panel bath with traditional style shower attachment. Carpeted flooring, neutral wall tiling, radiator. Obscure, double glazed window.

Double Garage
17'8" x 17'4" (5.4 x 5.3)
The integral double garage provides fabulous storage and parking for two cars. Electric up and over door, double glazed window, power, lighting and plumbing. Useful mezzanine storage level. Battery storage for the solar panels, EV charger, radiator.

FIRST FLOOR

Landing
A return carpeted staircase with attractive timber balustrading and arched window to the half landing leads up to a light filled, spacious first floor landing. Doors open into a delightful, dual aspect, double bedroom, dressing room/study, generous studio/sitting room which could be used as the master bedroom, if desired, a spacious, four-piece house bathroom and two, recessed cupboards providing excellent storage. A Velux allows natural light and there is a most useful, boarded, under eaves storage area.

Bedroom Two
17'0" x 15'1" (5.2 x 4.6)
A beautifully presented, dual aspect double bedroom with windows and Velux enjoying superb, countryside views. Carpeted flooring, radiator. Ample room for furniture, boarded, under under eaves storage area. Air conditioning/heating unit.

Dressing Room / Study
8'10" x 7'10" (2.7 x 2.4)
With carpeted flooring, radiator and large Velux affording fantastic countryside views. A recessed cupboard houses the hot water tank and has shelving providing storage. A hatch gives access to an under eaves boarded storage area housing the plumbing to convert this room back to its original bathroom state if desired.

Studio / Bedroom
21'3" x 17'0" (6.5 x 5.2)
Wow! A superb, generous room currently arranged as a sitting room / studio with carpeted flooring, four Veluxes allowing natural light and large window to the front of the property enjoying stunning, panoramic Wharfe Valley views. Three radiators, ceiling lights, downlighting. Ample under eaves, boarded storage. This room is most flexible in use and could be used as the master bedroom, if desired ,or even potentially converted into two bedrooms (STPC).

Bathroom
Very well presented with low-level W.C., hand basin with chrome taps set in a bespoke vanity unit and freestanding clawfoot bath with chrome taps and retractable shower attachment with wall mounted controls. Separate shower cubicle with curved glazed doors, thermostatic shower and neutral wall tiling. Wooden panelling to half height, downlighting, extractor. Velux with fitted blind, combination of carpeted and tiled flooring, radiator, heated towel rail.

OUTSIDE

Garden
The property enjoys a fabulous wraparound garden with raised beds to the front with an irrigation system with a wide variety fruit and vegetables and lawned areas with mature planting including apple, plum, pear and cherry trees including a delightful meadow and orchard area behind hedging with a compost area. Wall mounted, swift nesting boxes, which are in use, are a lovely addition for wildlife lovers. There is also a large potting shed/storage shed, ideal for keen gardeners. To the rear there is a gravelled pathway leading to a professionally designed, very private, lawned garden with established borders with wildlife friendly mature planting and trees incorporating a mature Bramley apple tree and beautiful wildlife pond. A spacious patio area provides the ideal spot to enjoy relaxing and entertaining with ample room for outdoor furniture. The garden continues around the side of the property where one finds an area of level lawn. This really is a fantastic garden for adults and children alike and will appeal to a wide range of buyers.

Driveway Parking
The property benefits from ample driveway parking for up to five vehicles with a turning area.

Potting Shed / Garden Storage
A good sized potting and storage shed providing great storage for garden equipment and potting plants with shelving, workbench , power and lighting. Solar panels.

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

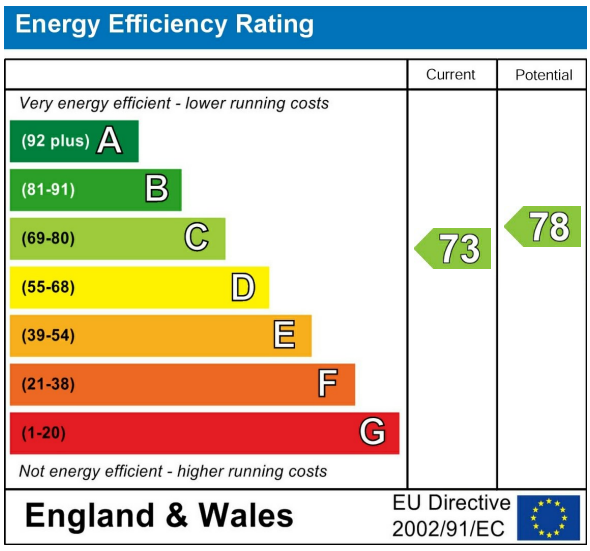








- ** NO ONWARD CHAIN **
- Four Bedroom Detached Family Home In A Highly Regarded Location
- High Quality Dining Kitchen With Patio Doors To The Delightful Garden
- Fantastic Flexible Studio Room/Sitting Room Enjoying Panoramic Views
- Master Bedroom With En Suite Bathroom
- Particularly Private Generous Plot
- Professionally Landscaped Wildlife Friendly Wraparound Gardens
- Driveway And Double Garage With EV Charger Providing Ample Parking
- Walking Distance To Excellent Schools And Train Station
- Council Tax Band G









GROUND FLOOR
APPROX. FLOOR
AREA 1537 SQ.FT.
(142.8 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 1161 SQ.FT.
(107.8 SQ.M.)

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TOTAL APPROX. FLOOR AREA 2698 SQ.FT. (250.6 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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