

Harrison Robinson

Estate Agents



Wayside, 23 Victoria Avenue, Ilkley, LS29 9BW

£1,375,000



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GROUND FLOOR

Reception Hallway

A glazed composite door opens into a charming, bright reception hallway, which is ideal for welcoming friends and family alike, featuring ambient LED lighting and porcelain tiled flooring. A further glazed entrance door leads out to the rear garden.

Living Dining Kitchen

51'2" x 19'4" (15.6 x 5.9)

A stunning spacious open-plan reception space filled with an abundance of natural light via a range of sliding gable-end glazed doors overlooking and opening onto the front garden. A further large window to the side elevation and Velux windows all add to the bright and spacious ambience. Having ample space for a family dining table and a seating area with a modern, recently installed, 1.4m wide Stovax log burner and TV creates a tremendous space to sit and relax. High quality solid oak flooring throughout, benefitting from under-floor heating.

One's eyes are immediately drawn to the kitchen area having an extensive range of designer, charcoal base and wall units with coordinating, textured charcoal, granite work surfaces. A large matching granite island unit with breakfast bar creates a sociable addition to the space, with cupboards to both sides, the island provides useful storage. Integrated appliances include two fridge freezers, dishwasher, boiler tap and a range cooker. Oak flooring with under floor heating. Contemporary light fitting. Double doors lead to:-

Kitchen Prep / Boot Room

9'6" x 6'10" (2.9 x 2.1)

A tremendous addition having solid oak flooring, dark grey units with co-ordinating dark grey granite work surfaces, inset stainless-steel sink, an ideal spot to do all the prep work for cooking. A cupboard houses the gas boiler. A window overlooks the side garden and a glazed door gives external access, allowing this to double as a boot or dogs' room.

Principle Bedroom

15'8" x 15'5" (4.8 x 4.7)

A delightful master bedroom affording a feeling of peace and calm, one enters a dressing area, which leads directly into the spacious bedroom space having a wall reserved for an extensive range of fitted wardrobes. Bi-folding doors provide a lovely southerly aspect and lead directly out to the rear garden. Traditional style radiator and downlighting.

Principle Bedroom En Suite

11'5" x 9'10" (3.5 x 3)

Wow, a truly immaculately presented contemporary bathroom comprising a modern, free-standing bath with floor mounted black mixer tap, a walk-through rainfall shower with glazed wall, wall-mounted hand wash basin and a low suite w/c. Porcelain tiled floor and shower wall. Modern black radiator and downlighting. Window to the side elevation with obscure glazing.

Bedroom Two

20'4" x 9'6" (6.2 x 2.9)

A further, delightful spacious double bedroom includes a large window overlooking the rear garden. A very stylish piece of design which incorporates recessed wardrobes with the centre pair of double doors leading through to:-

Bedroom Two En Suite

9'10" x 6'6" (3 x 2)

Again, a delightful contemporary bathroom comprising a freestanding black bath with white internals and black wall mounted mixer tap. Hand wash basin with black mixer tap

standing on a vintage sixties, dare i say 'G-Plan' re-purposed vanity unit and a low suite w/c. Stylish herringbone tiled flooring, downlighting and traditional styled radiator. Window to the rear elevation having obscure glazing.

Bedroom Three

18'4" x 11'5" (5.6 x 3.5)

Noone draws the short straw in this wonderful home, a further good-sized double bedroom with a large window to the side elevation, with traditional style radiator and downlighting.

Bedroom Three En Suite

8'10" x 5'10" (2.7 x 1.8)

A further stylish bathroom including a modern free-standing bath with black, floor-mounted mixer tap, dark grey round wash basin standing on a grey plinth with wall mounted black mixer tap and a low suite w/c. Heated towel rail. Marble effect tiled flooring.

Bedroom Four / Snug

17'4" x 11'1" (5.3 x 3.4)

Currently functioning as an additional living / study space but could easily be used as a further bedroom should you require. Including a large window to the front elevation offering a westerly aspect over the front garden.

Bedroom Four En Suite

8'10" x 5'10" (2.7 x 1.8)

Last but not least a charming contemporary bathroom comprising a modern free-standing bath with wall-mounted satin mixer tap, circular wash basin with matching fittings on a white plinth and a low suite w/c. Heated towel rail. Window to the side elevation with obscure glazing. Ceramic flooring and downlighting.

Cloakroom / Shower Room

A further high-quality suite featuring walk-in rainfall shower, circular wash basin with black, wall mounted mixer tap and a low suite w/c. Heated towel rail. Porcelain tiled flooring and black tiling to the walls, downlighting.

Laundry

8'2" x 5'6" (2.5 x 1.7)

A separate utility is a tremendous benefit, having a porcelain tiled floor. Base and wall units with co-ordinating work surfaces, stainless-steel sink and tiled splashbacks. Plumbing for an automatic washing machine.

OUTSIDE

Garage

Accessed via an electric roller door. A tarmacadam driveway runs along the left-hand side of the property and provides off street parking for several vehicles.

Garden

An excellent feature of this property is the level, private, south-west facing lawned front garden including a decked seating area, ideal for outdoor entertaining. To the rear of the property is a further private lawned area including an elevated decked terrace and well stocked shrub and flower borders.

NOTES

The property is of a standard construction with wood cladding and a metal roof.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

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

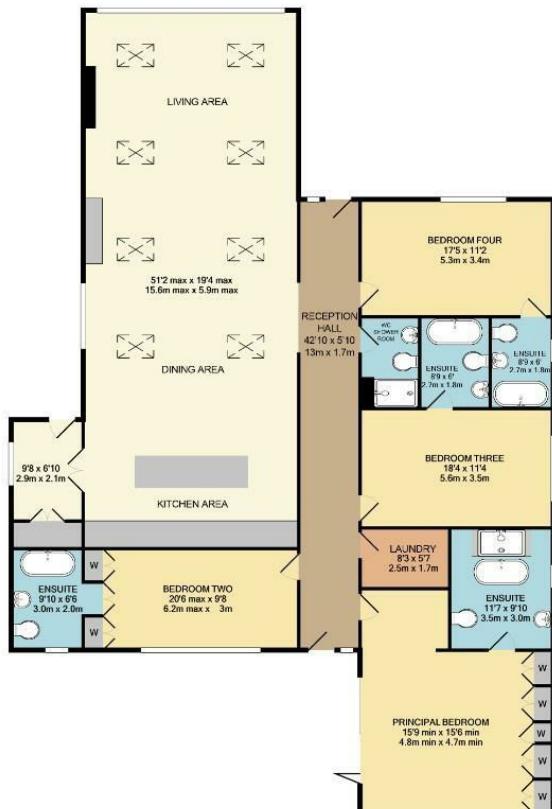
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



- Four Bedroom/ Five Bathroom Detached Bungalow
- Contemporary Designer Single-Storey Living At Its Best
- Stunning Living Dining Kitchen
- Separate Utility Room And Boot Room
- All Bedrooms With Beautiful En-Suite Facilities
- Level Private South -West Gardens
- Externally Finished With A Zinc Roof And Black Larch Cladding
- Ideal For Those Requiring Single Storey Living
- Walking Distance To Ilkley Town Centre, Schools And Train Station
- 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	



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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE: 2712 SQ FT (252 SQ M)
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