

# Harrison Robinson

Estate Agents



**Fieldcroft, 63 Kings Road, Ilkley, LS29 9BZ**

**£764,400**



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## GROUND FLOOR

### Entrance Hall

A timber entrance door with etched glazed panels and matching side window opens into a welcoming hallway with high quality laminate flooring, radiator and doors opening into the integral double garage, shower room and lounge.

### Shower Room

With low level w/c, pedestal hand basin with chrome taps and tiled splashback. Shower cubicle with thermostatic shower and glazed doors. Laminate flooring, obscure glazed window.

### Lounge

23'7" x 10'4" (7.19 x 3.16)

A lovely light and airy sitting room with two large windows to the front elevation overlooking the fore garden and affording beautiful, long distance views across the valley. A log burning stove with marble surround and tiled hearth is a lovely focal feature of this room. Continuation of laminate flooring, coving, two radiators. Door to inner hallway where doors lead into four bedrooms and the house bathroom and with a useful recessed cupboard with shelving. Open into:

### Dining Kitchen

18'11" x 10'2" (5.77 x 3.12)

A spacious dining kitchen with a range of solid oak cabinetry and granite work surfaces with tiled splashbacks. Integral appliances include dishwasher, under counter fridge and gas fired AGA. Stainless steel sink with drainer and chrome, mixer tap, attractive solid wood shelving. Downlighting, vertical contemporary styled radiator. Glazed door out to the garden. Ample room for a family dining table with sliding patio doors leading to the rear garden. This is a fabulous entertaining space and one can imagine many happy times with family and friends here bringing the outside in in warmer months.

### Bedroom One

13'11" x 11'10" (4.26 x 3.61)

A spacious double bedroom to the front elevation, with window overlooking the fore garden and affording lovely far reaching views. Carpeted flooring, radiator, currently utilised as a second sitting room.

### Bedroom Two

12'0" x 11'5" (3.66 x 3.48)

A double bedroom to the rear of the property with window overlooking the garden. Carpeted flooring, radiator.

### Bedroom Three

11'10" x 9'4" (3.61 x 2.85)

A good sized double bedroom to the front elevation, again with beautiful, long distance views, carpeted flooring and radiator.

### Bedroom Four

10'3" x 8'8" (3.14 x 2.66)

Last but not least is a lovely double bedroom to the rear elevation with patio doors leading out to the south facing garden. Carpeted flooring, radiator.

### Bathroom

A three-piece bathroom with low level w/c, pedestal hand basin with chrome taps and panel bath with chrome taps. Stone effect wall tiling to half height, dark grey, slate effect, vinyl flooring. Chrome, ladder style heated towel rail. Obscure glazed window to rear elevation.

## OUTSIDE

### Garden

Wow! A delightful, south facing, beautifully established rear garden with sizeable patio, perfect for al-fresco dining, further gravelled areas and level lawns. A pergola with climbing wisteria and clematis is a most charming addition and a water feature with pebbled surround is very relaxing. One is spoilt for choice with the fabulous areas to sit and relax, surrounded by an abundance of mature shrubs, trees, including plum and apple trees, and flowering plants. A timber summer house is the perfect spot to sit and enjoy the vista. Mature hedging and smart fencing maintain privacy. Wooden gates to both sides of the property give access to the front garden. To the front of the property one finds a sizeable, level lawn with delightful garden pond bound by well maintained mature shrubs, hedging and trees. An Indian stone pathway leads to the entrance door and across the front of the house.

## Driveway Parking

An attractive cobbled driveway provides parking for two cars.

## Integral Garage

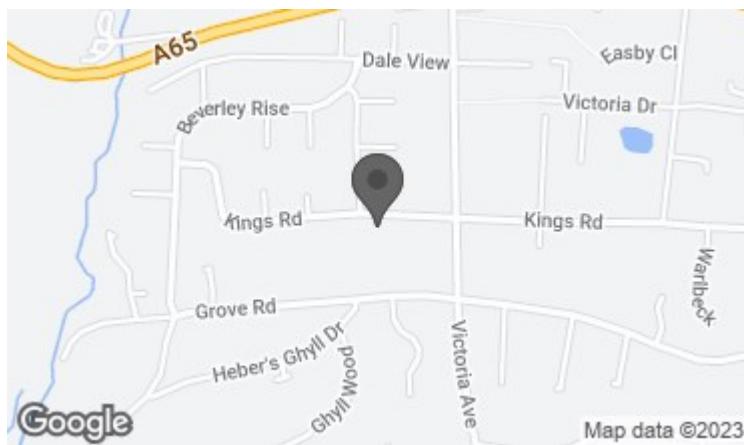
17'3" x 16'3" (5.26 x 4.96)

Double garage with electric up and over door, power, plumbing and lighting. Recently installed, wall mounted combi boiler, half glazed door with side window leads out to the garden.

## COUNCIL TAX

City of Bradford Metropolitan District Council Tax Band F.





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TOTAL APPROX. FLOOR AREA 1466 SQ.FT. (136.2 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



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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