

Harrison Robinson

Estate Agents



The Coach House Warlbeck, Ilkley, LS29 9RH

£825,000

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GROUND FLOOR

Hallway

A half-glazed timber door with opaque glazing opens into a hallway with tiled flooring and access to a cloakroom off. Space for an item of furniture. This is a great spot to welcome friends and family. A glazed timber door opens into the spacious living area.

Cloakroom/W.C.

A good-sized cloakroom/w.c. off the hallway. Fitted with a vanity washbasin with tiling to half-height and low-level w/c. Ceramic, tiled flooring.

Lounge

21'2" x 16'8" (6.47m x 5.10m)

A most wonderful reception room of generous proportions to the left with a wall of sliding glazed patio doors opening directly onto the garden. This room is ideal for entertaining, whilst also exuding a wonderful atmosphere of calm, courtesy of the lovely aspect over the lovely, private garden. Carpeted flooring, coving, radiator and high, charming, leaded windows to the road elevation providing privacy whilst accentuating the bright atmosphere.

Dining Room

20'0" x 16'8" (6.10m x 5.10m)

A further area to the right allows for a great-sized dining room with ample space for a family sized table. Carpeted flooring, coving, radiator and raised leaded windows to the roadside.

Breakfast Kitchen

14'0" x 11'0" (4.27m x 3.37m)

A doorway from the dining room opens into a most charming breakfast kitchen with ample room for a table. Fitted with a range of cream painted wall and base units, having complementary granite effect, laminate worksurfaces over. Integrated appliances include a ceramic four ring electric hob with single stainless-steel electric oven below and extractor over, fridge freezer and dishwasher with space and plumbing for a washing machine. Co-ordinating tiling to the splashbacks and flooring. A black, ceramic one and a half bowl sink with mixer tap over sits beneath a duo of windows overlooking the garden. Coving, under unit lighting and recessed lighting to the ceiling.

Inner Hallway

A doorway from the dining room gives access to the inner hallway having a vaulted ceiling with Velux windows allowing light to flood in. Two large, double door cupboards give access to the water system and a large hanging space, providing generous storage for coats and shoes. Carpeting.

Master Bedroom

14'10" x 11'0" (4.54m x 3.37m)

A door from the inner hallway gives access to the spacious master bedroom where one's eyes are immediately drawn to the sliding patio doors opening onto the private garden - a lovely feature. Mirror fronted fitted wardrobes adorn one wall with further matching double chests of drawers and a dressing table to an alcove. Carpeted flooring, radiator and wall lights. A door opens directly into:

En-Suite

A truly spacious en-suite ideal for those with mobility issues. Large, spacious, glazed corner shower unit with mains shower, a pedestal wash basin with mixer tap and a low-level w/c. Two vanity units to either side of the wash basin provide useful storage. Fully tiled to the walls with attractive, motif accent tiles and floor tiling. Large mirror with spotlighting, downlighting to the ceiling. Radiator and further vertical, ladder, towel radiator. A large window with opaque glazing affords ample natural light.

Snug

13'6" x 9'3" (4.12m x 2.82m)

The inner hallway opens into this further charming reception room - an ideal spot to sit and relax (this could also be utilised as a third bedroom if required). Coving, carpeting and TV point. This room in turn has sliding glazed patio doors opening into:

Garden Room

20'2" x 11'9" (6.17m x 3.59m)

Well what can I say - a truly awesome, generous, private room with solid walls and glazed conservatory style ceiling having terracotta tiled flooring and electric radiator to one wall. This is very much a multi-usage space and would make an ideal home office. A white UPVC door gives an emergency access point to the room.

FIRST FLOOR

Landing

Stairs from the inner hallway lead up to a useful landing with access to generous, loft storage space and opening directly to:

Bedroom Two

11'11" x 9'3" (3.64m x 2.82m)

A lovely, double bedroom with window overlooking the garden affording natural light and a pleasant view. The space is enhanced with a wall of mirror fronted, fitted wardrobes. Carpeted flooring and radiator.

House Bathroom

Again a truly charming space with vaulted ceiling and exposed timber. Light floods in through a tall, picture window to the west facing front of the property and a Velux window. Fitted with a modern panel bath having a mixer tap with hand shower over, stylish wall hung basin with monobloc mixer tap and low-level W.C with concealed cistern and 'push button' flush. An area of the bathroom is given over to a dressing area with further fitted wardrobes. Carpeted flooring and radiator.

Double Garage & Parking

20'7" x 18'1" (6.28m x 5.53m)

A spacious double garage having a remote control door and further storage areas plus space for two cars. This would be ideal for those who may have classic cars or a project in hand. The tarmac driveway affords parking for two cars.

OUTSIDE

Garden

Occupying a corner position, privacy is maintained by immaculately presented manicured hedging, with stone walling, fencing and further mature shrubs and trees affording total privacy separating the property from the road. A low maintenance garden with Yorkshire stone flags and gravel afford ample room for large ceramic pots offering the opportunity for summer planting, adding a further splash of colour. To the front of the lounge the patio doors give access to a further patio area. A wall divides the garden area and maintains privacy. All the garden needs is a few garden seats strategically placed, providing the opportunity to just sit and relax in complete privacy and tranquillity.

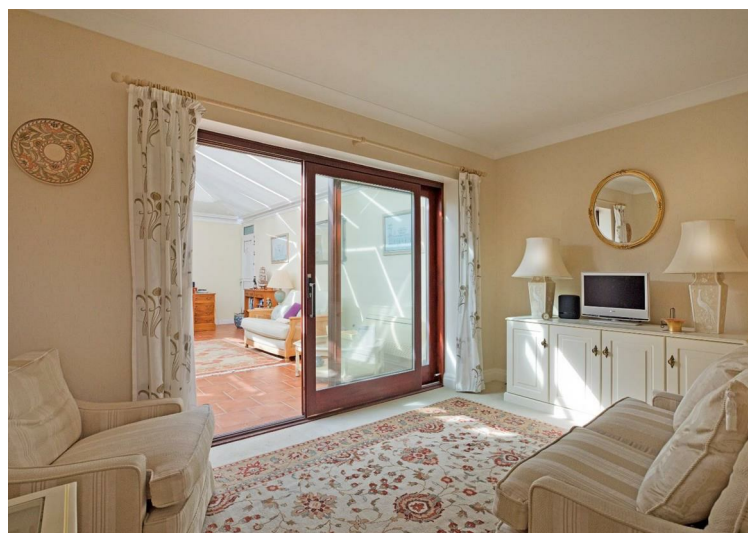
UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

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

Broadband speeds and mobile 'phone coverage can be checked on the Mobile and Broadband Checker Ofcom website.

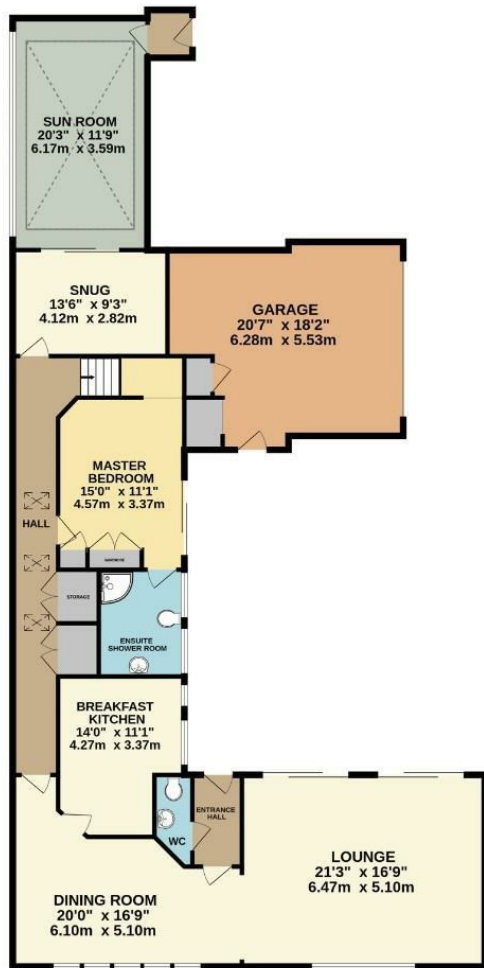
Tel: 01943 968 086



- Charming Single Storey Living
- Highly Private Prestigious Location Close To Ilkley Amenities
- Large Open Plan Living/Dining Area With Garden Access
- Two Further Reception Rooms
- Great Sized Breakfast Kitchen
- Master Bedroom With Spacious En Suite
- Second Double Bedroom And Large Bathroom To The Second Floor
- Double Garage With Electric Door And Driveway Parking
- Private Low Maintenance South West Facing Garden
- Council Tax Band G

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(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 	



GROUND FLOOR
1961 sq.ft. (182.2 sq.m.) approx.



FIRST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 2287 SQ.FT. (212.5 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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