

Harrison Robinson

Estate Agents



8 Southway, Ilkley, LS29 8QG

Price Guide £925,000

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GROUND FLOOR

Entrance Hall

Double entrance doors with curved glazed panels open into a small entrance hall/porch. A timber door with obscure glazed panels leads into:

Sitting Room

19'4" x 10'2" (5.9 x 3.1)

A double glazed box bay window to the rear of this room overlooking the beautiful south facing garden allows ample natural light. Solid wood flooring, downlighting, radiator. Smart, oak panelled doors open into the generously proportioned dining kitchen and the lounge. A return carpeted staircase leads to the first floor of the property.

Lounge

16'4" x 11'1" (5.0 x 3.4)

Beautifully presented with double glazed bay window to the front elevation and double glazed patio doors with side windows leading into the garden room to the rear. Solid wood flooring, attractive, recessed log burning stove, two radiators, coving.

Garden Room

12'5" x 9'6" (3.8 x 2.9)

Enjoying a delightful aspect over the South facing, rear landscaped garden, a good sized garden room with wood effect tiled flooring, double glazed windows and patio doors leading out to the garden. Wall mounted electric heater. Door into garage.

Dining Kitchen

20'4" x 15'8" (6.2 x 4.8)

The real hub of this family home is the large dining kitchen, immaculately presented with a range of high gloss base and wall units with stainless steel handles and Quartz work surfaces over, incorporating a handy breakfast bar and a full range of integrated appliances including eye-level electric oven with additional microwave combination oven, fridge freezer, dishwasher and induction hob with stainless steel and glass extractor over. A stainless steel sink and drainer with chrome mixer tap sits beneath three double glazed windows to the rear overlooking the garden, in addition to two windows to the side elevation. Patio doors and side windows in the dining area allow access to the garden making this a most sociable room and allowing an abundance of natural light. There is ample space for a family dining table. Downlighting, radiator, tile effect flooring. Door into:

Utility Room

9'10" x 4'7" (3.0 x 1.4)

With fitted cupboards and space and plumbing for a washing machine and tumble dryer with work surface over. Stainless steel sink and drainer with chrome mixer tap beneath double glazed windows to the front elevation. Continuation of the tiled flooring, radiator, extractor.

W.C.

With low-level W.C. and handbasin with chrome mixer tap and tiled splashback. Obscure, double glazed window, radiator, extractor.

Garage

20'11" x 9'6" (6.4 x 2.9)

With power and lighting, electric door and double glazed window and door to the garden room.

FIRST FLOOR

Landing

A return carpeted staircase leads to the first floor of the property, where doors open into

the four-piece house bathroom and four double bedrooms, the master being served by an en suite shower room. A window to the front elevation allows natural light and enjoys wonderful, far reaching views.

Master Bedroom

16'4" x 11'5" (5.0 x 3.5)

A light and airy double bedroom with double glazed windows to both front and rear enjoying delightful views. Fitted with a range of smart, dark wood wardrobes and drawers, carpeted flooring and radiator. A door opens into.

En Suite Shower Room

With low-level W.C. with concealed cistern and hand basin with chrome mixer tap set in a wood effect vanity unit with large wall mirror over. Separate shower cubicle with thermostatic drench shower plus additional attachment, attractive wall tiling and extractor. Complementary floor tiles, chrome, ladder style, heated towel rail. Radiator, obscure double glazed window to front elevation.

Bedroom Two

14'5" x 10'2" (4.4 x 3.1)

A spacious double bedroom to the rear of the property enjoying a delightful view over the garden with carpeted flooring, radiator and double glazed, box bay window.

Bedroom Three

11'1" x 9'10" (3.4 x 3.0)

A third double bedroom to the rear of the property, again enjoying a lovely view over the rear garden, with carpeted flooring, radiator and double glazed window.

Bedroom Four

9'10" x 9'2" (3.0 x 2.8)

Last but not least, a fourth double bedroom to the front of the property with double glazed windows enjoying fantastic, far reaching views. Carpeted flooring and radiator.

Bathroom

Beautifully presented with low-level W.C. with concealed cistern, handbasin with chrome mixer tap set in a vanity unit with large wall mirror over and panel bath with central, chrome mixer tap. Separate, walk-in shower cubicle with thermostatic drench shower plus additional attachment and attractive wall tiling. Radiator, complementary floor tiles, downlighting. Chrome, ladder style heated towel rail, airing cupboard. Obscure, double glazed window to rear.

OUTSIDE

Gardens

The property enjoys a beautiful, landscaped, South facing rear garden predominantly laid to lawn with large patio areas ideal for al fresco dining. There is a wide variety of mature plants and shrubs and hedging maintaining privacy. This is the ideal spot for adults to entertain and relax and children to play safely. The property is well set back from the road with an attractive area of mature plants and trees maintaining privacy. Hedging to both sides.

Driveway

An arched tarmac driveway provides ample off-road parking for a number of vehicles. EV Charger.

UTILITIES & SERVICES


The property benefits from mains gas, electricity and drainage.

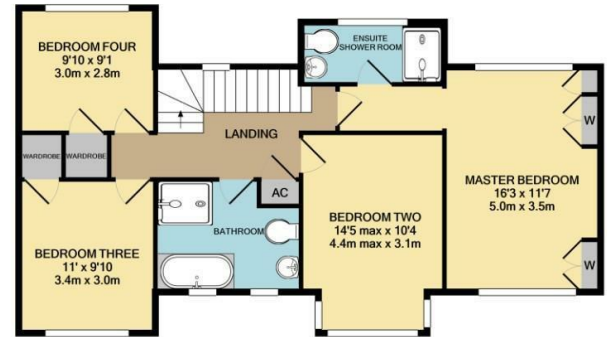
Ultrafast Fibre Broadband is shown to be available to this property.

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



- ***No Onward Chain***
- Four Double Bedroom Detached Family House
- Three Spacious Reception Rooms
- Fabulous Dining Kitchen With Patio Doors To Garden
- Landscaped South Facing Garden
- Master Bedroom With Contemporary En Suite Shower Room
- Four-Piece Family House Bathroom
- Stunning Long Distance Views
- Walking Distance To Excellent Schools And Train Station
- Council Tax Band F

| 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 | | |
| | 72 | 82 |
| England & Wales | EU Directive 2002/91/EC  | |



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TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 1906 SQ.FT. (177.0 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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