

# Harrison Robinson

Estate Agents



**37 Sandholme Drive, Ilkley, LS29 7RG**

**£510,000**

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# 37 Sandholme Drive, Ilkley, LS29 7RG

## £510,000



### GROUND FLOOR

#### Entrance Hall

A smart, composite entrance door with obscure glazed panels opens into a recently built entrance porch with fitted wall cupboard, plenty of space for coats and shoes and double glazed window to the side elevation enjoying a lovely aspect over the garden. Laminate flooring, downlighting. A door opens to a small hallway, leading into the dining kitchen and lounge.

#### Sitting Room

14'11" x 11'6" (4.57 x 3.51)

A comfortable, good sized sitting room with windows to two elevations allowing ample natural light. Carpeted flooring, radiator.

#### Dining Kitchen

14'11" x 11'6" (4.57 x 3.51)

A lovely, well presented dining kitchen with off-white, high gloss cabinetry, complementary work surfaces and upstands and a range of integrated appliances including fridge/freezer, dishwasher, electric oven, four ring induction hob with glass splashback and modern extractor over and microwave. A one and a half bowl, stainless steel sink with chrome mixer tap sits beneath a double glazed window overlooking the rear garden. Tile effect vinyl flooring, downlighting, ample room for a family dining table. Door into utility cupboard with space and plumbing for a washing machine and tumble dryer. Further doors open into a snug/playroom and cloakroom. A half obscure glazed uPVC door leads out to the rear garden.

#### Cloakroom/W.C

Fitted with a low-level W.C. and hand basin set in a vanity cupboard with chrome mixer tap, wood effect tiling to splashback and wall mirror. Fitted cupboards, extractor, obscure, double glazed window to side elevation. Tall, chrome, ladder style, heated towel rail.

#### Lounge / Playroom

10'2" x 10'0" (3.12 x 3.06)

A second reception room, currently utilised as a lounge/playroom with two double glazed windows allowing ample natural light and double glazed patio doors leading out to a lovely, large decked area in the garden. Laminate flooring, radiator. A carpeted staircase leads to a double bedroom.

### FIRST FLOOR

#### Bedroom Three

14'2" x 10'2" (4.34 x 3.10)

A return, carpeted staircase with smart glass and timber balustrading leads to a beautifully presented double bedroom with carpeted flooring high, double glazed window with additional window to the side of the property and radiator.

#### Landing

A carpeted staircase with handrail leads to the first floor landing, where doors open into three bedrooms and the house bathroom. A double glazed window at the top of the stairs enjoys far reaching views. A hatch gives access to the part boarded loft area.

#### Bedroom One

13'5" x 8'9" (4.09 x 2.67)

A lovely double bedroom to the side of the property with large double glazed window. Carpeted flooring, radiator, floor to ceiling fitted wardrobes providing ample storage.

#### Bedroom Two

12'4" x 8'7" (3.78 x 2.64)

A second double bedroom to the side elevation with large double glazed windows, carpeted flooring and radiator.

#### Bedroom Four

8'7" x 6'0" (2.62 x 1.83)

A good sized single bedroom to the front of the property with double glazed window enjoying long distance views, carpeted flooring and radiator.

#### Bathroom

A beautifully presented, three-piece house bathroom with low-level W.C. with concealed cistern, hand basin set in a black vanity cupboard with chrome, waterfall tap and mirror over and deep-fill bath with thermostatic shower and glazed screen. Attractive, stone effect wall tiling, vinyl flooring, tall, chrome, ladder style heated towel rail. Extractor, obscure, double glazed window to rear.

### OUTSIDE

#### Garden

The garden is a fantastic feature of this property, being larger than average, with areas of level artificial grass, raised decking area providing the perfect spot to sit and enjoy alfresco dining and a further patio area to catch the sun. Smart fencing maintains privacy, a timber gate gives access to the long driveway. An outside tap is a useful addition. To the front of the property one finds a further, delightful lawned garden with attractive planting to borders, mature tree and level lawn area. A gravelled pathway leads to the entrance porch. This is a lovely garden for children and adults alike.

#### Home Office

8'8" x 7'8" (2.66 x 2.34)

A fabulous addition to the property by the current owners is the home office with carpeted flooring, downlighting and power. Patio doors open out to the garden.

#### Driveway Parking

A paved and gravelled driveway provides parking for up to four vehicles.

#### Garage / Store

A garage/store with up and over door and power provides great storage.

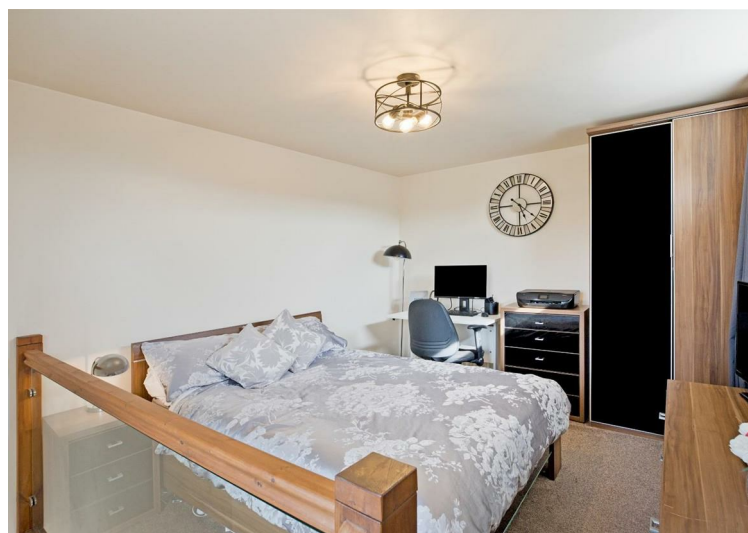
### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.


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

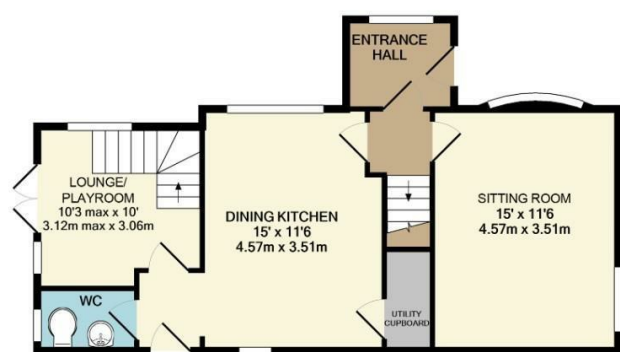
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

Tel: 01943 968 086

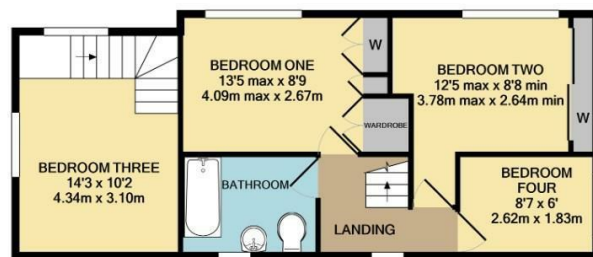
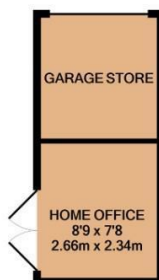


- Beautiful Four Bedroom Extended Detached House
- Sizeable Corner Plot With Fantastic Level Garden
- Immaculate Dining Kitchen
- Two Reception Rooms
- Neutral Decor Throughout
- Fabulous Garden Room/Home Office
- Garge/Store And Ample Driveway Parking
- Walking Distance To Excellent Schools And Train Station
- Close To Village Amenities
- Council Tax Band E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



GROUND FLOOR  
APPROX. FLOOR  
AREA 697 SQ.FT.  
(64.8 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 529 SQ.FT.  
(49.1 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE STORE 1166 SQ.FT. (108.3 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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