

# Harrison Robinson

Estate Agents



**Micklefield, 23 Queens Drive Lane, Ilkley, LS29 9QS**

**Price Guide £965,000**

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# Micklefield, 23 Queens Drive Lane, Ilkley, LS29 9QS

## Price Guide £965,000



### GROUND FLOOR

#### Reception Hall

A smart, composite door with tall glazed panel opens into a welcoming and spacious hallway filled with light courtesy of the dual aspect windows affording wonderful valley views. Room for several items of furniture. Oak flooring and radiator. A broad, carpeted staircase with attractive, oak balustrade and glass panelling leads to the first floor.

#### Lounge

24'9" x 12'0" (7.56 x 3.66)

A beautifully decorated lounge of generous proportions benefitting from stunning, far reaching views to the front elevation and a lovely aspect to the rear over the garden and woodland beyond with access onto the spacious decked patio through French doors flanked by two glazed side panels. A log burning stove is a fabulous, focal point and we can imagine this would be a cosy spot to be during the winter months. Coving, carpeting, two radiators and TV point.

#### Dining Kitchen

21'10" x 14'0" (6.66 x 4.27)

The heart of this superb, family home is this spacious dining kitchen. Fitted with a comprehensive range of stylish, contemporary, gloss base and wall units with quartz work surface and upstands over. An inset stainless-steel sink with monobloc tap sits beneath a large window overlooking the rear, south facing garden. Integrated appliances include a stainless-steel range oven with glass splashback and stainless-steel and glass chimney hood and extractor over, a dishwasher and a fridge/freezer. A large central island provides additional storage and work surface area. Downlighting, under-cabinet lighting coving and three radiators. Space for a good-sized dining table and seating to the front elevation to make the most of the fabulous views! To the rear, a half-glazed, external door with side panel opens into a useful lobby/boot room area with space to hang coats and store shoes. This would be a useful entrance area following a muddy walk in the surrounding countryside!

#### Study/Family Room

10'5" x 8'3" (3.18 x 2.52)

A second most versatile reception room. Currently in use as a study, this would also make a great snug, playroom or even a downstairs bedroom if needed. A large window overlooks the lovely, rear garden with the woodland backdrop. Oak flooring and radiator.

#### Utility Room

9'8" x 7'6" (2.97 x 2.29)

A good-sized utility room with space and plumbing for a washing machine and space for a tumble drier. Fitted base and wall units provide ample storage. Stainless-steel sink. A cupboard houses the central heating boiler. A side door gives external access.

#### WC

A stylish, contemporary cloakroom/w.c. fitted with a washbasin with monobloc tap and tiled splashback and a low-level w/c. Continuation of the oak flooring and chrome, ladder, towel radiator. A window with opaque glazing affords ample natural light.

### FIRST FLOOR

#### Landing

A spacious, carpeted landing leading to the five double bedrooms and house bathroom. Airing cupboard and loft access.

#### Master Bedroom

20'2" x 9'8" (6.15 x 2.97)

This wonderful Master bedroom has a great feeling of space accentuated by the high ceiling with exposed purlins lending a note of character. The large window to the front elevation affords the most delightful, far reaching views over Ilkley and the countryside beyond. Carpeting and radiator. Open into a dressing area with fitted wardrobes, which in turn opens into:

#### En Suite Shower Room

A beautifully appointed en-suite comprising of a large walk-in shower with glazed screen, mains drench shower with separate hand-held shower attachment and glazed screen, a vanity wash basin with monobloc tap and splashback tiling and a low-level w/c. Chrome, ladder, towel radiator and downlighting. Underfloor heating.

#### Bedroom Two

15'8" x 14'2" (4.80 x 4.34)

A spacious, double bedroom to the front of the property benefitting from the beautiful, far reaching views. Coving, carpeting, radiator and TV point.

#### En Suite Shower Room

A lovely, modern en-suite shower room incorporating a corner shower, a wash basin with monobloc tap and a low-level w/c. Heated towel rail.

#### Bedroom Three

A further, good-sized, double bedroom, this time to the rear elevation enjoying a lovely view over the garden and the woodland. Carpeting and radiator.

#### Bedroom Four

11'3" x 10'0" (3.43 x 3.05)

A spacious, double bedroom to the front elevation, enjoying the stunning views and plenty of natural light through the large window. Coving, carpeting and radiator.

#### Bedroom Five

16'4" x 8'11" (5.00 x 2.74)

A great-sized bedroom to the south facing, rear of the property. Dual aspect windows make for a bright atmosphere and offer a lovely aspect over the garden and woodland beyond. Carpeting and radiator.

#### Bathroom

A luxury four-piece house bathroom comprising of a deep fill bath with central mixer tap and hand held shower attachment, a large walk-in shower with mains shower, hand held shower attachment, a vanity wash basin with monobloc tap and a low-level w/c. Chrome ladder, towel radiator and downlighting. Window with obscure glazing.

### OUTSIDE

#### Driveway & Parking

A spacious tarmacadam driveway provides parking for several vehicles.

#### Garage

17'11" x 10'0" (5.48 x 3.05)

A large garage with ample room for cars, bikes and other family items.

#### Garden

To the front of the property one finds an area of level lawn with hedging maintaining privacy. To the south facing rear is a great-sized garden, predominantly laid to lawn with plenty of space for the children to play to their heart's content. A spacious, decked patio area has room for outdoor furniture and is a lovely spot to sit and relax absorbing the peace and tranquillity. There is an area of woodland behind the garden, which affords a high degree of privacy.

### UTILITIES AND SERVICES


The property benefits from mains gas, electricity and drainage.

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

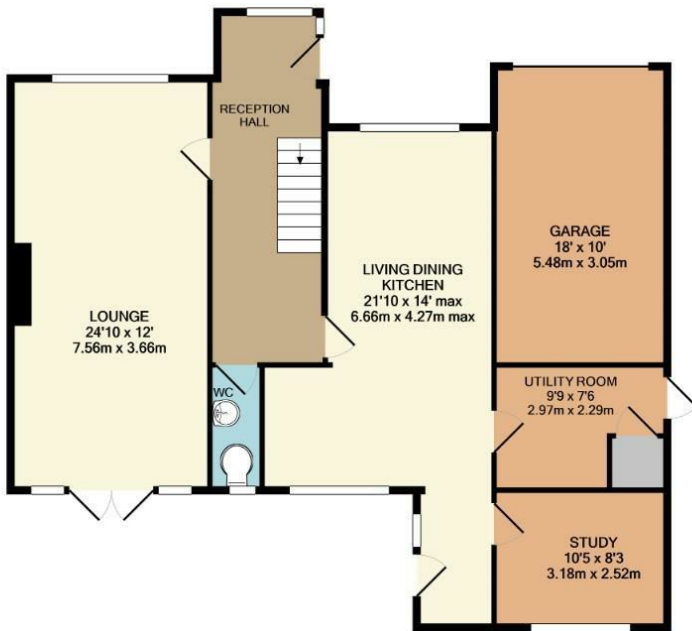
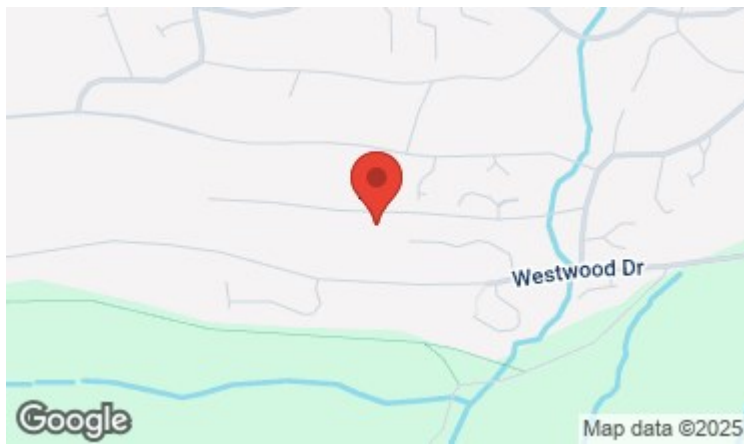
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.



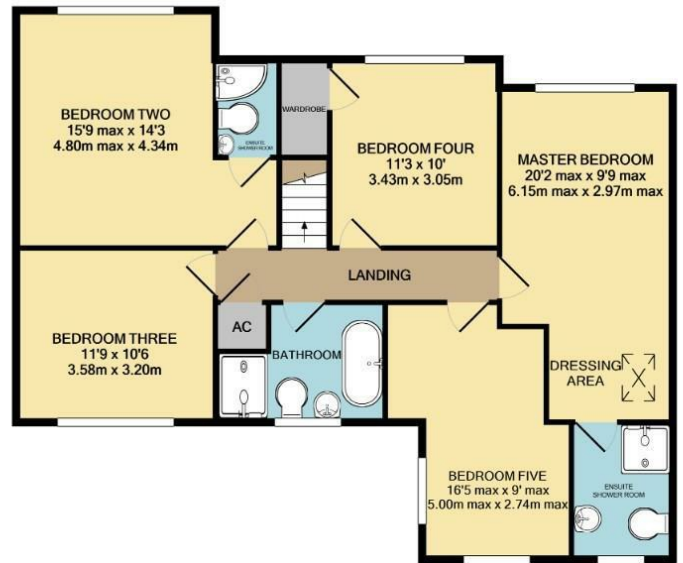
- Five Bedroom Detached House
- Fabulous, Contemporary Styling
- Beautifully Appointed Dining Kitchen
- Two Reception Rooms
- Master Suite Incorporating Dressing Area and Shower Room
- Delightful Garden Overlooking Woodland
- Garage & Driveway Parking
- Stunning Countryside Views
- Close Proximity To Ilkley Town Centre
- Council Tax Band G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	84
(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 1102 SQ.FT.  
(102.4 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 1007 SQ.FT.  
(93.6 SQ.M.)

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TOTAL APPROX. FLOOR AREA 2109 SQ.FT. (195.9 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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.