

Harrison Robinson

Estate Agents



106 Valley Drive, Ilkley, LS29 8PA

£575,000

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GROUND FLOOR

Entrance Porch

A smart, sturdy, half-glazed wooden door opens into a useful entrance vestibule with terracotta tiled flooring. A beautiful, half-glazed door with original, stained glass, leaded panels and transom light and side panels opens into:

Entrance Hall

A charming, spacious reception hallway is a wonderful environment in which to greet friends and family. Deep cornicing, dado rail, carpeting and radiator. A carpeted staircase with painted wooden spindle balustrade leads to the first floor. Solid oak doors open into the lounge, dining room and breakfast kitchen.

Lounge

16'4" x 12'9" (5.0 x 3.9)

A wonderful, well-proportioned sitting room to the front of the property with a box bay, timber framed, double-glazed window allowing the natural light to flood in and affording superb, far reaching countryside views. A feature black, cast iron fireplace with charming tiled slips and black slate hearth houses an open fire. Superb features such as deep cornicing, picture rail and ceiling rose enhance the characterful feel. Carpeted flooring and radiator.

Dining Room

15'1" x 11'1" (4.6 x 3.4)

A second reception room of delightful proportions, currently used as a formal dining room. A feature cast-iron fireplace with tiled slips is a lovely, focal point. A uPVC, double-glazed window to the rear, south facing elevation overlooks the patio garden. The original features continue with deep skirting boards and cornicing, picture rail and ceiling rose. Carpeted flooring and radiator. Room for a large dining table and one can imagine many happy times here entertaining family and friends.

Breakfast Kitchen

19'8" x 10'2" (6.0 x 3.1)

An extension to the rear of the property has created this wonderful dining kitchen, filled with light courtesy of the dual aspect, uPVC, double-glazed windows. Fitted with a comprehensive range of contemporary, Shaker style base and wall units with complementary, granite worksurface and upstands over. Integrated appliances include twin Siemens, stainless-steel ovens, a Bosch stainless-steel five burner gas hob with stainless-steel chimney hood and extractor over, a dishwasher, an integrated fridge/freezer and separate under counter freezer. Space and plumbing for a washing machine. An inset double stainless-steel sink with monobloc tap and waste disposal sits beneath the side window. Ceramic tiled floor with underfloor heating. Contemporary radiator and downlighting. A cupboard houses the central heating boiler. Ample room for a dining table. An Everest double glazed door to the side elevation gives access to the rear, south facing, patio garden.

W.C.

A useful modern downstairs toilet fitted with a corner washbasin and a low-level w/c.

FIRST FLOOR

Landing

A carpeted staircase from the hallway leads up to a spacious, carpeted landing with useful storage cupboard and stairs leading to the second floor. Deep cornicing and solid oak doors giving access to the principal rooms.

Master Bedroom

13'5" x 11'1" (4.1 x 3.4)

A bright and spacious, double bedroom to the front elevation benefitting from large, sash style, uPVC, double-glazed windows providing an open aspect and delightful views. Stylish, contemporary, fitted wardrobes to both alcoves, deep ceiling cornicing, radiator and carpeted flooring.

Bedroom Two

15'1" x 11'1" (4.6 x 3.4)

A second great-sized, double bedroom, enjoying fabulous, far reaching moorland views to the south facing rear and benefitting from lovely, contemporary, fitted wardrobes to both alcoves with fitted bookshelves in between. Radiator and carpeted flooring.

Bedroom Three

10'5" x 5'10" (3.2 x 1.8)

A good-sized, single bedroom, currently used as a study and benefitting from attractive, wall-mounted cupboards and shelving. Carpeted flooring and radiator.

Bathroom

A spacious, contemporary house bathroom incorporating a deep-fill bath with modern mixer tap and hand shower, a large shower cubicle with thermostatic mains shower and sliding glass door, a modern vanity unit with wall-hung basin and chrome mixer tap incorporating useful storage and a low-level w/c. Contemporary, ceramic tiling to the walls and ceramic tiling to the floor with underfloor heating. Tall, contemporary storage cupboard. Dual aspect, uPVC, double-glazed windows with obscure glazing afford ample natural light.

SECOND FLOOR

Landing

Stairs lead up to a carpeted landing area benefitting from a Velux window making for a bright atmosphere. A door gives access to a large, walk-in storage room, providing a very generous storage area. Painted wood doors lead to two further double bedrooms. Access to boarded loft area.

Bedroom Four

14'9" x 8'6" (4.5 x 2.6)

Yet another spacious, double bedroom benefitting from a uPVC, double-glazed dormer window to the front elevation affording magnificent views across the valley towards Middleton. Useful, wardrobe storage. Space for a study area. Carpeted flooring and radiator.

Bedroom Five

10'9" x 10'2" (3.3 x 3.1)

Last, but by no means least, the fourth double bedroom, again with wonderful, far reaching, countryside views up towards Ilkley Moor through the uPVC, double-glazed dormer window to the rear. Fitted shelving, desk and two drawer sets, carpeted flooring and radiator.

Loft

A useful, walk-in storage area with lights and ceiling hatch into a small storage area.

OUTSIDE

Gardens

To the front of the property is an area of gravelled garden with flowering borders and mature shrubs. A Yorkshire stone pathway leads to the front entrance door. To the south facing rear of the property one finds a delightful, private, block paved, enclosed, courtyard garden, ideal for relaxing and al fresco dining and entertaining with stone walling, fencing, flowering borders and gated access to a private, rear lane leading to the single garage.

Garage

A spacious, single garage with extra head height, up and over door, light and power.

UTILITIES AND SERVICES

The property benefits from mains electricity and drainage.

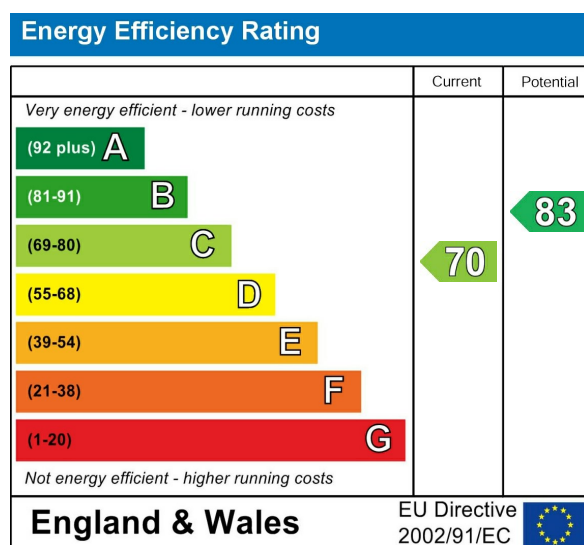
There is Ultrafast Broadband shown to be available to this property.

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

Tel: 01943 968 086



- Bright and Spacious Victorian Terraced Property
- Five Bedrooms Including Four Spacious Doubles
- Delightful Original Character Features
- Two Generously Proportioned Reception Rooms
- Contemporary Dining Kitchen
- Charming South Facing Patio Garden
- Single Garage
- Stunning Countryside Views To Both Elevations
- Close Walking Distance To Train Station & Highly Regarded Schools
- Council Tax Band E





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TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 1800 SQ.FT. (167.2 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



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