

Harrison Robinson

Estate Agents



7 Ivy Court, Ilkley, LS29 9TX

Price Guide £925,000

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GROUND FLOOR

Reception Hall

A composite door opens into a spacious and welcoming entrance hall with attractive Amtico flooring, radiator, coving and ceiling lights. There is space for an item of furniture here, if desired. Double doors open into a large dining room and dining kitchen, in turn giving access to the utility room and integral garage. A cloakroom/W.C. and useful, deep under stairs storage cupboard complete the accommodation on this floor.

Dining Kitchen

16'8" x 14'5" (5.1 x 4.4)

A well presented, spacious dining kitchen to the rear of the property fitted with a range of grey base and wall units with stainless steel handles and door knobs, complementary worksurfaces, incorporating a handy breakfast bar with spotlights above, and white tiling to splashbacks. Appliances include range cooker with five ring gas hob with stainless steel and glass extractor over, and fridge freezer. Two, stainless steel sinks and drainer with chrome mixer tap sit beneath two, double glazed windows looking out over the delightful rear garden. Neutral floor tiling, two radiators, downlighting. Space for a family dining table, if desired. A half glazed door leads out to the rear garden. Door into:

Utility Room

6'2" x 5'6" (1.9 x 1.7)

Fitted with pale wood effect cabinetry with stainless steel handles, complementary worksurface and white tiling to splashback. Space and plumbing for a washing machine and tumble dryer, stainless steel sink and drainer with chrome mixer tap. Floor tiling, extractor, door into:

Integral Garage

28'10" x 9'6" & 9'6" x 7'10" (8.8 x 2.9 & 2.9 x 2.4)

A larger than average integral garage with electric, up and over door, power and lighting providing fantastic storage or the opportunity to develop the kitchen area further, as other neighbouring properties have done. A door opens into a useful storage area to the rear of the garage with two, additional, recessed storage areas, one housing the central heating boiler and water tank. A half obscure glazed door leads out to the rear garden.

Dining Room

19'0" x 9'2" (5.8 x 2.8)

Double doors from the hallway open into a lovely room to the front of the property, currently arranged as a formal dining room with double glazed bay window looking out into the cul-de-sac, carpeted flooring and two radiators. There is ample room for a large family dining table and one can imagine many happy times entertaining family and friends here.

Cloakroom / W.C

With low-level W.C. and wall hung handbasin with chrome mixer tap with neutral wall tiling to half height, complementary floor tiles and radiator. Obscure glazed window to side elevation, extractor, wall mirror.

FIRST FLOOR

Landing

A staircase with carpet runner and timber balustrading leads to the spacious first floor landing. Carpeted flooring, radiator, double glazed window looking out into the cul-de-sac. Doors from here open into a generously proportioned lounge, in turn opening into a lovely conservatory, a snug/family room and generous double bedroom to the front of the property. The four-piece house bathroom completes the accommodation on this floor. A carpeted staircase leads to the second floor of the house.

Lounge

19'0" x 16'8" (5.8 x 5.1)

A beautifully proportioned lounge with stone fireplace housing a coal effect gas fire creating a focal feature to the room. Attractive, solid wood flooring, two radiators, double glazed window in addition to patio doors opening to a Juliet balcony enjoying a delightful view over the rear garden. Double glazed patio doors open into:

Conservatory

A delightful room enjoying a beautiful view to the rear with space for comfortable furniture, exposed stone walls, tiled flooring and radiator. This is a lovely room to sit and enjoy your coffee in the morning or a glass of your favourite tipple in the evening. Doors open onto:

Sun Terrace

A paved balcony with stone walling and wrought iron railings with ample room for a bistro set, this is a beautiful spot to sit out and enjoy the privacy and peace and quiet.

Snug

12'9" x 9'2" (3.9 x 2.8)

A lovely room to the front of the property with double glazed patio doors leading out to a charming balcony. This room is currently arranged as a snug but would work equally well as a home office or even a bedroom, if needed. Attractive Amtico flooring, radiator.

Balcony

With stone walling, wrought iron railings and paved flooring, enjoying fabulous, long distance views.

Bedroom Three

18'8" x 9'6" (5.7 x 2.9)

A good sized double bedroom to the front of the house with double glazed bay window, carpeted flooring and radiator.

House Bathroom

9'2" x 7'10" (2.8 x 2.4)

A large house bathroom with low-level W.C., pedestal handbasin with chrome mixer tap, deep-fill bath with central, chrome mixer tap and separate shower cubicle with thermostatic shower, mosaic style wall tiling and folding, glazed screen. Complementary floor tiles, downlighting, extractor, chrome heated towel rail.

SECOND FLOOR

Landing

A carpeted staircase with white timber balustrading leads to the second floor landing. Doors from here open into three bedrooms, two being served by ensuite facilities, a nursery/home office and a useful, recessed cupboard with shelving providing storage. A hatch gives access to a boarded loft with light.

Master Bedroom

16'8" x 16'4" (5.1 x 5.0)

A beautiful master bedroom with an abundance of natural light courtesy of double glazed windows and patio doors leading out to a small balcony to the front elevation. The views from this room across the Wharfe Valley are stunning. Carpeted flooring, two radiators, recessed wardrobes. Door into:

En Suite Shower Room

Well presented with low-level W.C., pedestal handbasin with chrome mixer tap and shower cubicle with thermostatic shower, neutral wall tiling and sliding, glazed door. Complementary floor tiles, radiator, wall mounted vanity cupboard. Downlighting, extractor.

Bedroom Two

16'8" x 11'1" (5.1 x 3.4)

A good sized double bedroom to the rear of the property enjoying a delightful view over the garden. Carpeted flooring, two radiators beneath two double glazed windows, door into:

En Suite Shower Room

With low-level W.C., wall hung handbasin with chrome mixer tap and shower cubicle with thermostatic shower, wall tiling and folding, glazed door. Complementary floor tiles, radiator, downlighting, extractor.

Bedroom Four

11'9" x 9'6" (3.6 x 2.9)

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

Bedroom Five / Study

9'6" x 9'2" (2.9 x 2.8)

To the rear of the property with double glazed window, carpeted flooring and radiator. This room would work well as a home office, as it is currently arranged, nursery, or bedroom, if needed.

OUTSIDE

Garden

The property enjoys a particularly private and very charming south west facing rear garden, predominantly laid to lawn, and bound by mature, attractive shrubs maintaining privacy. A gravel pathway meanders through the lawn to a decked area with pagoda to the rear. There is a large, paved patio area by the house providing a fantastic place to have outdoor furniture, relax, entertain and enjoy the peace and quiet and sunshine. To the front, the property has a small, lawned foregarden and is approached via a paved pathway leading to the entrance door, which continues around the side of the house to the rear garden.

Driveway Parking

There is a block paved driveway in front of the garage providing parking for one vehicle.

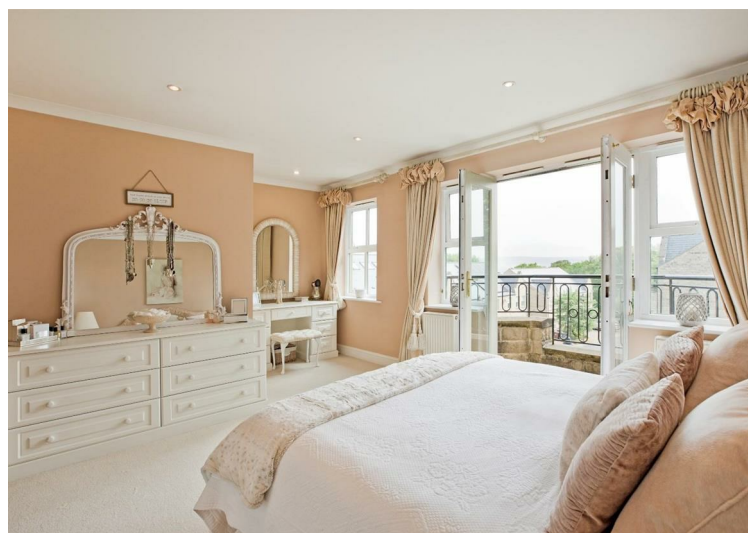
UTILITIES AND SERVICES

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.

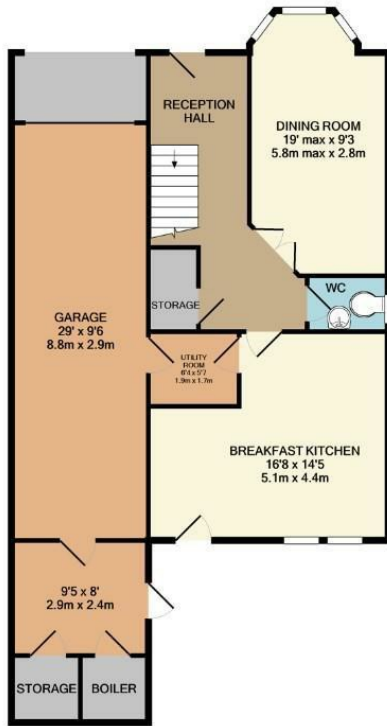
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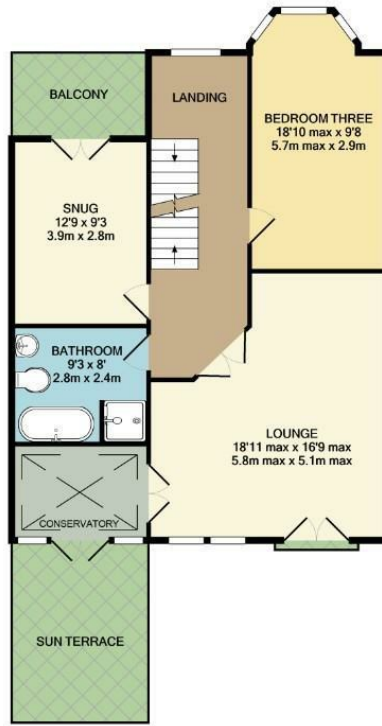
- Substantial Four/Five Bedroom End Townhouse
- Private South Facing Rear Garden
- Delightful Corner Cul de Sac Setting
- Dining Kitchen With Utility Room Off
- Very Large Integral Garage With Stores
- Two Bedrooms Served By En Suite Facilities
- Charming Conservatory With Balcony To Rear
- Delightful Long Distance Views
- Walking Distance To Schools, Town Centre And Train Station
- Council Tax Band G

Energy Efficiency Rating

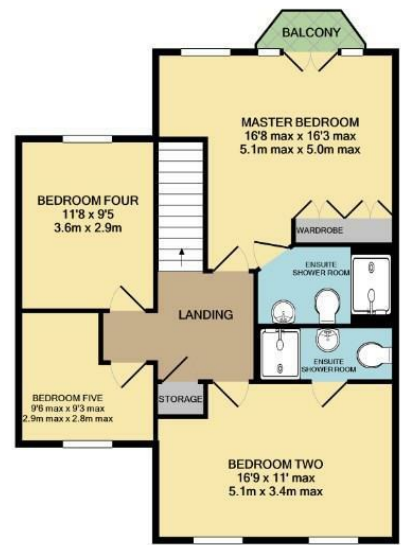
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
APPROX. FLOOR
AREA 1026 SQ.FT.
(95.3 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 948 SQ.FT.
(78.8 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 767 SQ.FT.
(71.3 SQ.M.)

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TOTAL APPROX. FLOOR AREA 2641 SQ.FT. (245.4 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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