

Harrison Robinson

Estate Agents



Thorheim Gill Bank Road, Ilkley, LS29 0AU

£1,175,000

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GROUND FLOOR

Reception Hall

15'5" x 8'10" (4.7 x 2.7)

A smart, timber entrance door with two tall multi-paned glazed panels opens into a bright and airy reception hall of great proportions. Light flows through the fully glazed double doors leading from the dining room to the south facing elevation allowing further natural light to flood in. This is a wonderful environment in which to greet family and friends. Maple flooring, coving and radiator. Room for several items of furniture and doors leading into the principal reception rooms. A beautiful, contemporary, carpeted, return staircase with glazed panels leads up to the first floor and is a lovely feature.

Lounge

22'11" x 12'5" (7.0 x 3.8)

A room of superb proportions benefitting from a large window to the front of the property allowing the natural light to flood in. French doors with side panels enhance the bright atmosphere and provide access into the south facing, rear patio. This sitting room has a lovely, relaxing feel with aspects over the beautiful gardens. A cast iron multi-fuel stove sitting within an elegant, stone fireplace provides an attractive, focal point and adds a cosy ambience, accentuated by the wall lights and picture light. Coving, carpeting, two radiators and TV point. An archway opens into the dining room, conducive to entertaining.

Dining Room

11'1" x 10'9" (3.4 x 3.3)

This spacious dining room is also accessed via beautiful, fully glazed, double doors leading from the reception hall, creating a lovely flow to the reception space and accentuating the light atmosphere. This is a fabulous space in which to enjoy more formal mealtimes with guests. A large window provides stunning views. Room for a sizeable, family dining table. Continuation of the maple flooring, radiator and coving.

Study / Snug

21'11" x 10'2" (6.7 x 3.1)

This is a highly versatile third reception room, currently serving as a study and snug. A played bay window affords a pleasant view over the front lawned garden and makes for a bright atmosphere enhanced by the additional two windows to the snug. Carpeted flooring, coving, two radiators and TV point.

Breakfast Kitchen

14'9" x 10'5" (4.5 x 3.2)

Immaculately presented, this good-sized breakfast kitchen is fitted with a comprehensive range of attractive, wooden fronted base and wall units with complementary Corian work surface and tiled splashback over. Positioned to the southerly aspect, the room enjoys a great amount of natural light and a superb outlook. Integrated appliances include a Neff double electric oven, a ceramic hob, an under-counter fridge and a dishwasher. A sink with monobloc tap sits beneath a large window providing a fabulous view - not a bad spot to be washing up! Coving, carpeting, downlighting and radiator. Space for a dining table. A fully glazed door opens into the utility room.

Utility Room

9'10" x 7'10" (3.0 x 2.4)

A spacious utility room with external access through a fully glazed UPVC door to the side of the property. Modern, white, fitted base and wall cupboards with laminate work surface over provide useful storage. Space and plumbing for a washing machine and space for a tumble drier. A stainless-steel sink with monobloc tap sits beneath a large window overlooking the delightful, rear garden. Space for a fridge and a freezer. Worcester Bosch central heating boiler.

W.C

A modern w/c situated off the hallway. Fitted with a wall mounted washbasin with monobloc tap and mosaic tiled splashback and a low-level w/c. Continuation of the maple flooring, coving, downlighting, radiator and wall mirror. Recessed shelving provides a useful storage space.

FIRST FLOOR

Landing

A spacious, galleried landing is a lovely central feature of this wonderful, family home. A large, double-glazed window allows the light to flood in and affords a charming view over the front lawned garden, driveway and this most tranquil of settings. Coving, carpeting, downlighting, radiator and loft hatch. An airing cupboard houses the water tank and a further cupboard provides useful storage.

Master Bedroom

16'0" x 12'1" (4.9 x 3.7)

A superb Master bedroom – a haven of peace and calm. One's eyes are immediately drawn to the magnificent views towards Ilkley and the moors beyond afforded by the large bay window. Plentiful storage is provided in smart, fitted wardrobes to one wall. Coving, carpeting and radiator. A door opens into:

En Suite

A spacious, modern en-suite comprising a P-shaped panel bath with mains shower over, a pedestal washbasin with monobloc tap and a low-level w/c. Fully tiled in neutral tiles around the bath and shower and tiled to half-height elsewhere. Large, chrome, ladder, towel radiator and carpeted flooring. A window with opaque glazing allows for ample natural light. Mirrored wall cabinet.

Bedroom Two

12'5" x 11'5" (3.8 x 3.5)

A great-sized, double bedroom to the front elevation benefitting from fitted wardrobes. A large window affords a pleasant aspect. Coving, carpeted flooring and radiator. A door opens into:

Gym / Storage

23'7" x 17'4" (7.2 x 5.3)

A generous room offering great flexibility in the use of space. Currently serving as a gym and also providing excellent under eaves storage, this could be transformed into a fabulous Master suite incorporating a dressing room and en suite. Two large Velux windows make for a bright atmosphere.

Bedroom Three

11'5" x 10'2" (3.5 x 3.1)

Yet another good-sized, double bedroom to the south facing rear of the property, enjoying the spectacular, far reaching moorland views. Coving, carpeting and radiator.

Bedroom Four

12'9" x 7'6" (3.9 x 2.3)

Last, but not least, this fourth double bedroom is yet another great sized room. Window to the front of the property, carpeted flooring, coving and radiator.

W.C Shower Room

A three-piece, modern shower room incorporating a glazed shower cubicle housing a mains shower, a pedestal washbasin with monobloc tap and a low-level w/c. A window with opaque glazing allows for ample natural light. Chrome, ladder, towel radiator, fitted shelf, wall mirror and small storage cabinet. Shaver point.

OUTSIDE

Garage

19'4" x 17'8" (5.9 x 5.4)

A great-sized, double garage.

Garden Store

A most useful store between the house and the garage.

Gardens

The property sits well on its most generous plot and enjoys breath taking views across Ilkley and the moorland beyond. The expansive gardens are laid principally to lawn and benefit from various seating areas, perfectly designed in order to make the most of the idyllic location and stunning views. The gardens are well-established with beautifully tended shrubs, plants and some specimen trees with tall hedging and fencing maintaining privacy.

Driveway & Parking

Stone pillars with wrought iron, sliding, automatic gates stand at the entrance to a spacious driveway providing parking for a number of vehicles.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

Ultrafast Broadband is shown to be available to this property.

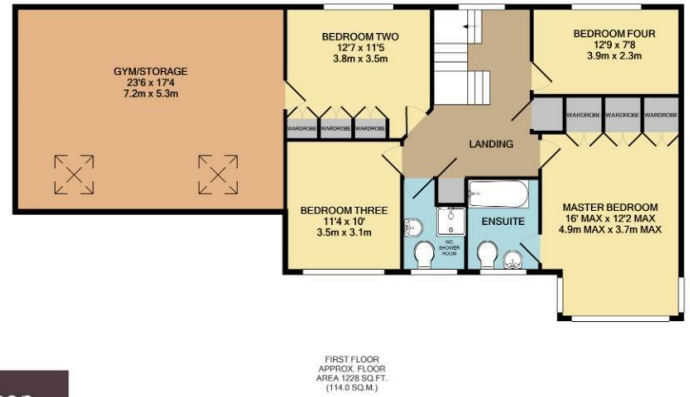
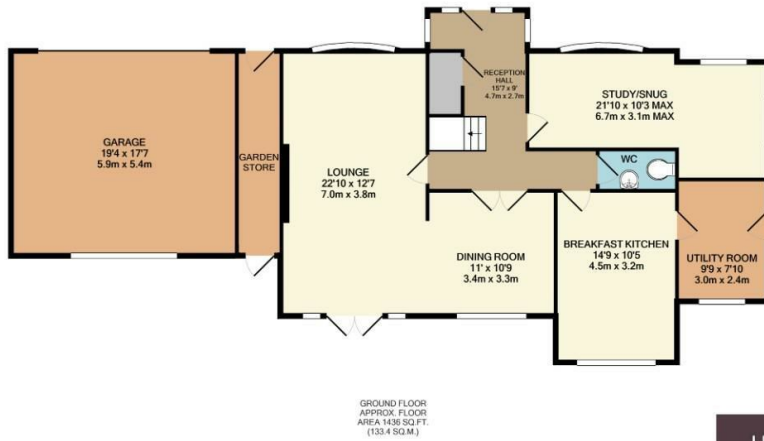
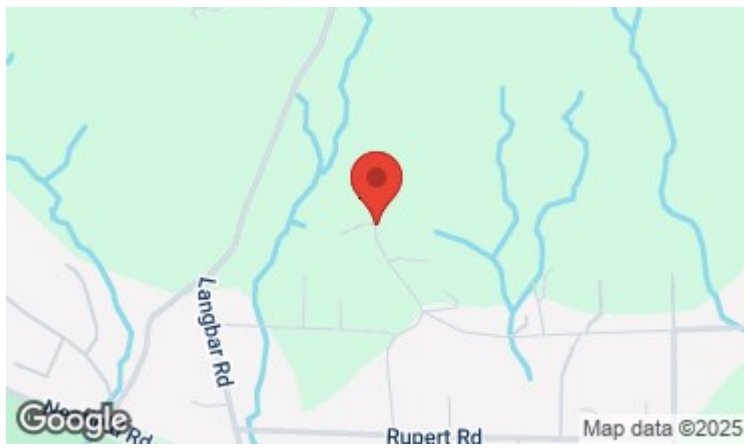
Broadband speeds and mobile phone coverage can be checked on the Mobile and Broadband Checker Ofcom website.

Tel: 01943 968 086



- **** NO CHAIN ****
- Four Double Bedroom Extended Detached Property
- Three Reception Rooms
- Master Bedroom En-Suite
- Sizeable Plot of Approximately One Third of an Acre
- Highly Desirable Middleton Location
- Beautiful Expansive South Facing Gardens & Stunning Views
- Electric Gates, Double Garage & Ample Driveway Parking
- Walking Distance to Ilkley Town Centre & 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	74	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 	



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TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 2664 SQ. FT. (247.5 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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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