

Harrison Robinson

Estate Agents



11 Belmont Road, Ilkley, LS29 8PE

Guide Price £625,000

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GROUND FLOOR

Porch

The uPVC, glazed entrance door is approached via a paved pathway leading to a covered entrance porch.

Reception Hall

One enters into a particularly spacious entrance hall with solid wood flooring, radiator and picture rail. Original timber doors open into the lounge, two bedrooms, three-piece bathroom and living dining kitchen. A return, carpeted staircase with beautiful, solid wood balustrading leads to the first floor of the property. High ceilings accentuate the feeling of space. This is a most welcoming area, ideal for greeting family and friends.

Lounge

14'9" x 14'5" (4.5 x 4.4)

A charming lounge with double glazed bay window to the front elevation, continuation of the solid wood flooring and two radiators. Picture rail coving, high ceilings. An gas stove sits on a marble hearth with timber surround creating a delightful, focal feature to this room. An additional, double glazed window to the side of the property allows further, natural light.

Living Dining Kitchen

23'3" x 13'5" (7.1 x 4.1)

A great sized, living dining kitchen, the hub of the home, with large, double glazed windows enjoying lovely views over the garden and allowing a good degree of natural light. The kitchen is fitted with a range of stone coloured cabinetry with stainless steel handles, complementary worksurfaces and upstands and a range of integrated appliances including electric oven, microwave, four ring gas hob with extractor over and space and plumbing for a dishwasher, washing machine and fridge freezer. A one and a half bowl stainless steel sink and drainer with chrome mixer tap sits beneath a large window to the rear. There is a recently fitted bay window in the dining area to the side elevation, three radiators and solid wood flooring. A half glazed, uPVC door leads out to the garden. There is ample room for a family dining table making this a most sociable space.

Bathroom

A three-piece house bathroom with low level W.C., pedestal handbasin with traditional style chrome taps, tiled splashback, wall mirror and panel bath with thermostatic shower and chrome taps. Obscure, double glazed window to rear, vinyl flooring, radiator.

Bedroom Three

12'1" x 10'9" (3.7 x 3.3)

A lovely double bedroom to the front of the house with carpeted flooring, newly installed, double glazed window and radiator. Original fireplace to one corner adding to the character feel.

Bedroom Four

11'9" x 9'10" (3.6 x 3.0)

A good sized room to the rear of the house with recently installed, double glazed window overlooking the garden, carpeted flooring and radiator. Again, an original fireplace to one corner adds to the character of this room.

W.C / Utility Room

8'10" x 5'10" (2.7 x 1.8)

A well appointed utility room accessed from the garden via a half glazed, uPVC door with space and plumbing for a washing machine and tumble dryer beneath a worksurface with stainless steel sink and drainer and chrome mixer tap. A handy addition is a gardener's loo, there is an electric wall heater, vinyl flooring and extractor. Obscure, double glazed window, wall mounted, solar panel controls. A uPVC door leads through to the carport.

FIRST FLOOR

Landing

A return, carpeted staircase with tall, double glazed window to the half landing and attractive, solid timber balustrading and handrail leads to the first floor of the property. Doors open into two double bedrooms and a shower room. There is ample under eaves storage on the landing.

Bedroom One

21'3" x 9'10" (6.5 x 3.0)

A delightful, dual aspect double bedroom with carpeted flooring, radiator and double glazed windows enjoying fabulous, long distance views. There is ample room for bedroom furniture and great under eaves storage.

Bedroom Two

17'0" x 14'5" (5.2 x 4.4)

A second, dual aspect, double bedroom, currently arranged as a home office, with carpeted flooring, radiator and delightful, far reaching views.

WC / Shower Room

With low-level W.C., traditional style, pedestal handbasin with chrome taps, tiled splashback and mirror fronted vanity cupboard over. Shower cubicle with thermostatic shower, waterproof boarding to walls and folding, glazed screen. Double glazed windows enjoy a delightful view to the rear. Extractor, chrome, ladder style, heated towel rail. Recessed cupboards providing storage.

OUTSIDE

Garden

The property occupies a substantial, level plot and enjoys a fabulous, lawned, rear garden with a wide range of mature shrubs, trees and plants, greenhouse, and two, timber sheds providing storage. Paved patio areas are perfect for alfresco dining and relaxing and there is ample space for comfortable outdoor furniture. Paved pathways to both sides of the property lead round to the drives and carport.

To the front elevation the property is well set back behind low stone walling with mature shrubs and plants. The current owners have recently added solar panels to the property.

Carport

A useful carport provides covered, off road parking.

Driveway Parking

The house benefits from two, gravelled driveways to the front.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

There is Ultrafast Fibre Broadband available to this property.

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

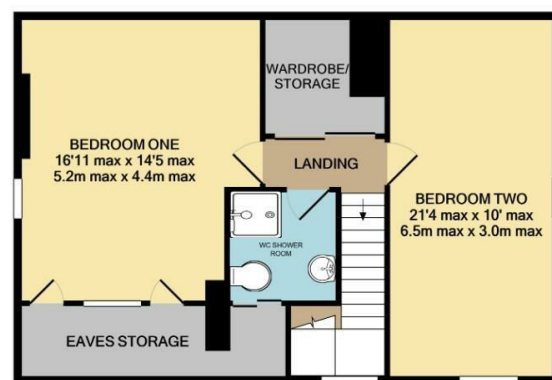
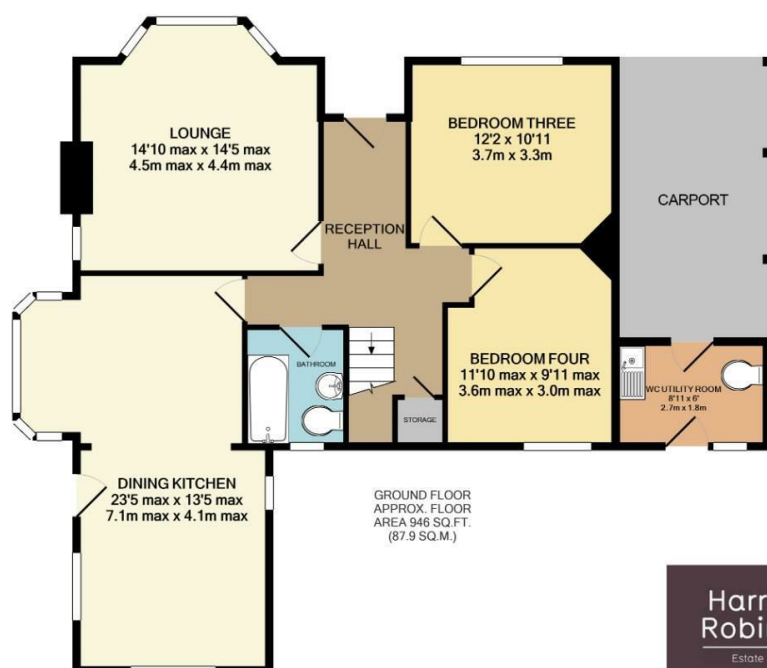
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- Characterful Four Bedroom Detached House
- Good Sized Level Plot With Lawned Garden
- Living Dining Kitchen
- Charming Lounge
- Two Downstairs Bedrooms
- Recently Built Utility Room With Gardener's Loo
- Two Bathrooms / Shower Rooms
- Two Driveways And Carport Providing Ample Parking
- Walking Distance To Schools And Train Station
- Council Tax Band E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(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 	



TOTAL APPROX. FLOOR AREA EXCLUDING CARPORT 1613 SQ.FT. (149.9 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.



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