

# Harrison Robinson

Estate Agents



**37 Wheatley Grove, Ilkley, LS29 8SA**

**Guide Price £875,000**

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## Guide Price £875,000



### GROUND FLOOR

#### Reception Hall

A uPVC entrance door opens into a most spacious and welcoming reception hall with carpeted flooring, radiator and recessed spotlights. Doors open into the lounge, snug, cloakroom/W.C. and there is a useful, recessed storage cupboard under the stairs in addition to a cupboard with hanging rail for coats and shoes. A return, carpeted staircase with timber balustrading leads to the first floor of the property.

#### Lounge

26'0" x 12'7" (7.95 x 3.84)

A generously proportioned, light and airy lounge courtesy of double glazed windows to the front, rear and side elevations enjoying wonderful, long distance views. Carpeted flooring, two radiators, ample room for comfortable furniture. An attractive focal feature to this room is the recently fitted, log effect gas fire set in a stone surround and hearth. Opening to:

#### Dining Room

12'7" x 10'9" (3.85 x 3.29)

A good sized dining room with double glazed, sliding patio doors leading out to the delightful, south facing rear garden. Carpeted flooring, two radiators, recessed ceiling lights. There is ample room for a large family dining table here, a part glazed door gives access to the kitchen.

#### Breakfast Kitchen

13'11" x 10'5" (4.25 x 3.20)

Fitted with a range of cream base and wall units and drawers with metal handles, complementary worksurfaces and tiled splashbacks. Integrated appliances include electric oven, fridge, and four ring gas hob with stainless steel extractor over. A double, stainless steel sink and drainer with chrome mixer tap sits beneath large double glazed windows to the rear of the house enjoying the fabulous view over the garden. Recessed ceiling lights, vertical, contemporary style radiator, wood effect flooring. Doors from here open into the snug, dining room and spacious utility room. There is the possibility to knock through from this room into the dining room to create a larger dining kitchen, although there is ample room here for a family dining table, as seen.

#### Utility Room

12'9" x 7'6" (3.89 x 2.31)

A spacious and well designed utility room with a range of fitted cabinetry with stainless steel handles, complementary worksurfaces and attractive tiling to splashbacks. Space and plumbing for a washing machine, tumble dryer and dishwasher, ample room for storing coats, shoes and boots. There is a uPVC door to the front of the property and also to the rear, leading to the garden, in addition to a double glazed window to the side elevation. Tile effect vinyl flooring, radiator, recessed ceiling lights, extractor. Recently added, electric, rain sensing roof light, allowing further natural light.

#### Snug

11'6" x 10'6" (3.53 x 3.22)

A third reception room to the front of the house with carpeted flooring, contemporary style radiator and double glazed windows enjoying far reaching views.

#### Cloakroom / W.C.

Very well presented with low-level W.C. and large handbasin with chrome mixer tap set in a high gloss vanity unit. Attractive metro tiling to half height, complementary floor tiles, chrome, ladder style, heated towel rail. Obscure, double glazed window to front elevation.

### FIRST FLOOR

#### Landing

A return, carpeted staircase with timber balustrading leads to the spacious first floor landing, where doors open into four bedrooms, two served by well presented en suites, and the contemporary styled house bathroom. A large hatch with fitted, pulldown ladder leads to a spacious, boarded loft area, which could be developed further (STPC).

#### Master Bedroom

15'10" x 14'6" (4.85 x 4.42)

A generously proportioned double bedroom with double glazed windows to the front elevation benefiting from beautiful, Wharfe Valley views. Carpeted flooring, radiator, range of fitted cupboards, wardrobes and drawers. Door into:

#### En Suite Bathroom

A large, modern en suite with low-level W.C, bidet, handbasin with chrome mixer tap set in a vanity cupboard and curved, panel bath with thermostatic shower, glazed screen and attractive tiling to walls. Tile effect vinyl flooring, tall, chrome, heated towel rail, wall mounted mirror with lighting. Recessed ceiling lights, obscure double glazed window to rear, extractor.

#### Bedroom Two

15'8" x 10'5" (4.80 x 3.20)

A very well presented, dual aspect double bedroom with double glazed windows enjoying beautiful views. Carpeted flooring, radiator, recessed cupboard with shelving and radiator, door into:

#### En Suite Shower Room

A contemporary styled, ensuite shower room with low-level W.C., large handbasin set in a bespoke vanity unit with cupboards and drawers with LED mirror over and large shower cubicle with thermostatic shower, curved glazed door and attractive floor to ceiling wall tiles. Complementary vinyl flooring, tall, chrome, ladder heated towel rail, recessed ceiling lights, extractor. Obscure double glazed window to rear.

#### Bedroom Three

11'4" x 9'6" (3.46 x 2.92)

A double bedroom to the rear of the house, again, enjoying the lovely view over the garden. Carpeted flooring, radiator, fitted wardrobes.

#### Bedroom Four

10'9" x 9'6" (3.30 x 2.90)

A double bedroom to the rear of the house with carpeted flooring, radiator and double glazed windows enjoying the fabulous view over the rear garden. Fitted, floor to ceiling wardrobe.

#### Bathroom

Beautifully presented with low-level W.C. with concealed cistern, large handbasin with chrome mixer tap set in a vanity cupboard and curved, panel bath with thermostatic drench shower plus additional shower attachment and curved, glazed screen. Attractive patterned wall tiling, wood effect, ceramic floor tiles, tall, chrome, ladder style heated towel rail, recessed spotlights. Extractor, double glazed windows with fitted blind enjoying fabulous Wharfe Valley views.

### OUTSIDE

#### Gardens

The property enjoys a particularly generous south facing garden, very well maintained by the current owners, predominantly laid to lawn with a wide variety of mature shrubs, hedging and planting to borders. A smartly paved patio area to one side is a delightful spot for outdoor furniture to enjoy alfresco dining, whilst a further long paved patio area to the rear of the house with useful dog/boot washing facilities, provides further space to relax. This is a great garden for children to play safely and adults to entertain. To the front of the property stone steps with handrail lead to the entrance door via a paved pathway, there is also an attractive area to the front with mature planting and lawn adding to the kerb appeal.

#### Twin Garages

16'11" x 10'7" and 16'11" x 10'11" (5.18 x 3.25 and 5.18 x 3.33)

Twin garages with two electric doors, power, lighting and plumbing, provides excellent storage and parking.

#### Driveway Parking

There is a double drive providing side-by-side parking for two cars in front of the garage doors.

### UTILITIES AND SERVICES


The property benefits from mains gas, electricity and drainage.

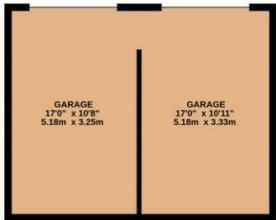
There is Ultrafast Fibre Broadband shown to be available to the property.

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

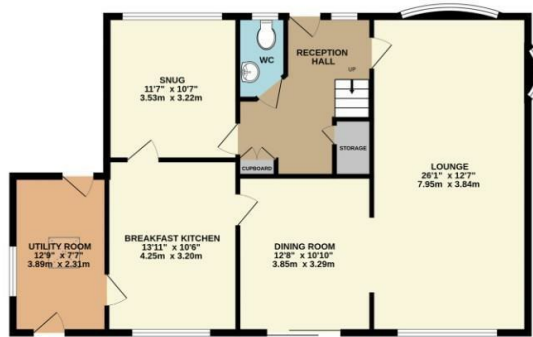


- Four Bedroom Detached Family House
- Delightful South Facing Garden
- Wonderful Far Reaching Views
- Three Reception Rooms
- Dining Kitchen With Spacious Utility Room Adjacent
- Master Bedroom With Contemporary En Suite
- Recently Fitted House Bathroom
- Additional En Suite Bathroom
- Walking Distance To Excellent Schools And Train Station
- Council Tax Band G

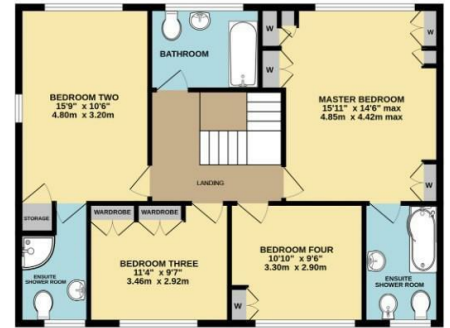
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>84</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



LOWER GROUND FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



GROUND FLOOR  
969 sq.ft. (89.9 sq.m.) approx.



FIRST FLOOR  
866 sq.ft. (80.5 sq.m.) approx.



TOTAL APPROX. FLOOR AREA INCLUDING GARAGES (EXCLUDING LOFT) 2197 SQ.FT. (204.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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