

# Harrison Robinson

Estate Agents



**22 Wharfe Park, Addingham, LS29 0QZ**

**Guide Price £550,000**

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# 22 Wharfe Park, Addingham, LS29 0QZ

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### GROUND FLOOR

#### Entrance Hall

A part glazed, composite entrance door opens into a small entrance hall with painted, solid wood flooring and doors opening into a spacious dining kitchen and the comfortable lounge.

#### Dining Kitchen

20'10" x 13'11" (6.36 x 4.26)

A fabulous, light and airy living dining kitchen, where one cannot fail to be impressed by the wonderful views across to Ilkley Moor. Large, uPVC windows with fitted blinds and patio doors leading out to a small paved area ensure a good degree of natural light. The kitchen is fitted with a range of cream Shaker style cabinetry with stainless steel handles granite worksurfaces and upstands and a central Island housing the sink with chrome mixer tap and cupboards providing storage. Integrated appliances include electric oven, four ring electric hob with stainless steel extractor over and dishwasher. There is space for an American style fridge freezer and ample room for a large family dining table. Solid wood, painted flooring, three radiators, recessed ceiling lights. Door into:

#### Utility Room

With matching cabinets to the kitchen and space and plumbing for a washing machine with a circular stainless steel sink and drainer with chrome mixer tap this is a great room off the kitchen. There is a cupboard housing the recently fitted, gas central heating boiler. Double glazed window to rear, timber door leading out to the rear garden.

#### Lounge

16'0" x 12'4" (4.88 x 3.78)

A sunny, comfortable lounge with a large double glazed window to the front elevation enjoying the fantastic views across to Ilkley Moor. Carpeted flooring, radiator, attractive fireplace with painted timber surround and granite hearth housing an electric stove. A door leads to:

#### Hall

The carpeted hallway gives access to three bedrooms, the house bathroom and three, very useful storage cupboards with shelving and hanging rails. A hatch gives access to some part boarded loft space.

#### Master Bedroom

16'0" x 12'10" (4.88 x 3.93)

A generously proportioned double bedroom with large, double glazed windows enjoying a lovely aspect over the rear garden with window seat beneath providing useful storage. Carpeted flooring, radiator, recessed ceiling lights, doors lead into an ensuite shower room and dressing room.

#### Walk In Wardrobe

A good sized room with hanging rails, shelving and drawers providing excellent storage. Carpeted flooring, recessed ceiling lights, hatch to a small loft area.

#### En Suite

Well presented with low-level W.C., pedestal handbasin with chrome mixer tap and walk-in shower with thermostatic drench shower, fixed, glazed screen and neutral wall tiling. Complementary, stone effect floor tiles, recessed ceiling lights, extractor. Obscure, double glazed window to rear, chrome, ladder style, heated towel rail.

#### Bedroom Two

11'5" x 10'11" (3.48 x 3.35)

A spacious double bedroom to the rear of the house with carpeted flooring, radiator and double glazed window overlooking the garden. Mirror fronted, tall wardrobes provide great storage.

#### Bedroom Three

9'3" x 8'11" (2.82 x 2.74)

A good sized third bedroom, currently arranged as a home office, with carpeted flooring, radiator and double glazed window overlooking the rear garden.

#### House Bathroom

Well presented with low-level W.C., pedestal handbasin with chrome mixer tap and bath with tiled side with thermostatic shower and glazed screen. Attractive wall tiling, recessed ceiling lights, extractor. Chrome, ladder style, heated towel rail, obscure, double glazed window, complementary, vinyl flooring.

### OUTSIDE

#### Garden

The bungalow enjoys a delightful position at the head of the cul-de-sac, well set back from the road with pretty borders to the front adding to the kerb appeal housing a wide range of mature shrubs and flowering plants. To the rear one finds a good sized garden with a large patio area, perfect for outdoor furniture and alfresco dining, with a good sized, level lawn and pretty borders behind low stone walling and smart fencing. There is a range of mature planting and trees, this is a lovely garden in which to potter, relax and entertain in the sunshine.

#### Garage

14'8" x 10'11" (4.48 x 3.35)

A single garage with electric roller door, power and lighting provides additional parking and excellent storage.

#### Driveway Parking


The bungalow benefits from a large, tarmac driveway behind a timber gate providing ample parking for up to four vehicles. There is access to the rear garden from here around the side of the garage.

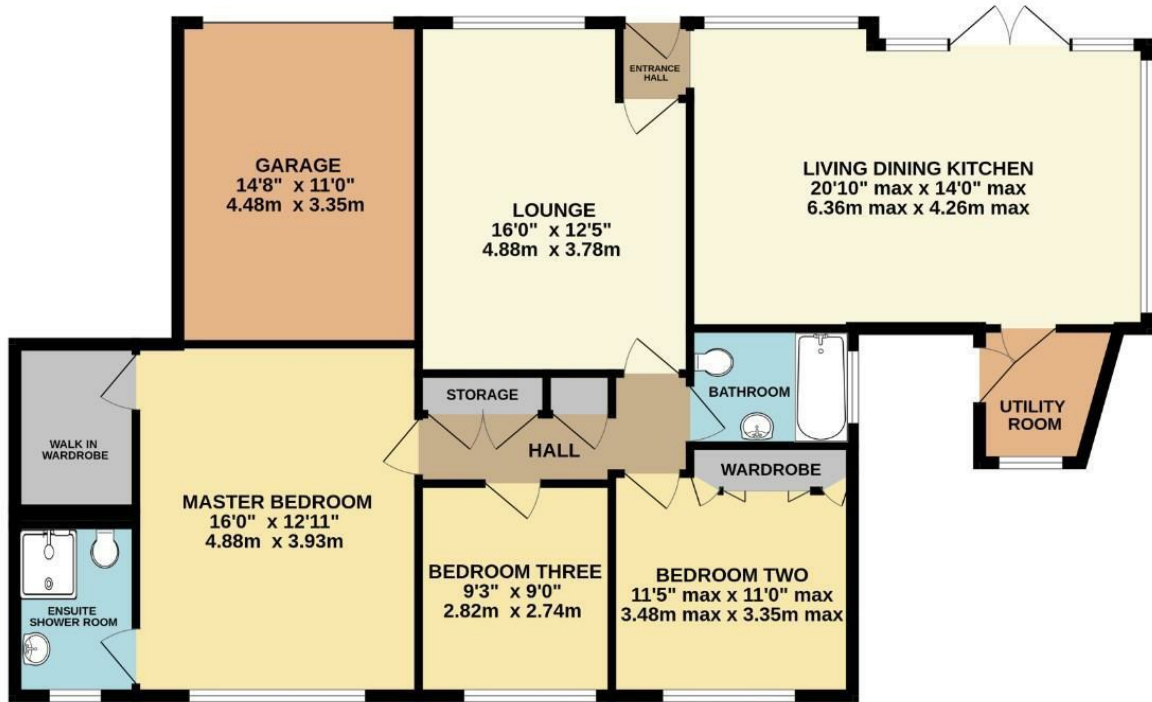
### UTILITIES AND SERVICES

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.



- Three Bedroom Detached Bungalow
- Very Well Presented Throughout
- Fabulous Far Reaching Views Across To Ilkley Moor
- Spacious Dining Kitchen With Utility Room Off
- Master Bedroom With En Suite And Dressing Room
- Gated Driveway Parking
- Delightful Plot And Gardens
- Quiet Cul de Sac Location
- Level Walk To Central Village Amenities
- Council Tax Band F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>83</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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TOTAL FLOOR AREA : 1273 sq.ft. (118.3 sq.m.) approx.

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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