

# Harrison Robinson

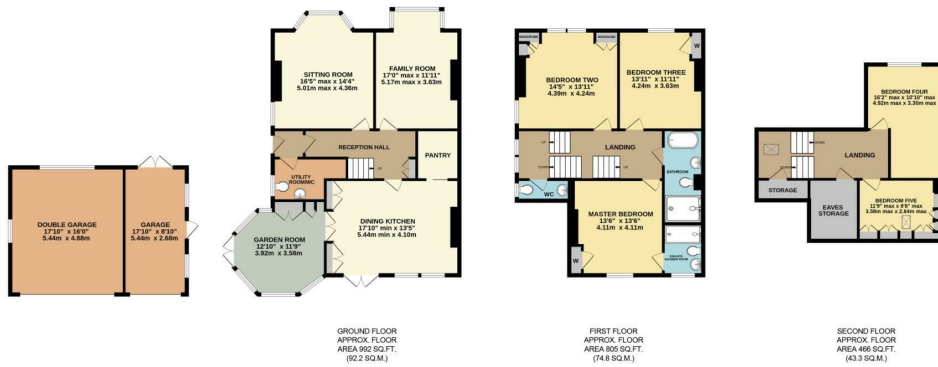
Estate Agents



**11 Wheatley Avenue, Ilkley, LS29 8PT**

**Guide Price £935,000**





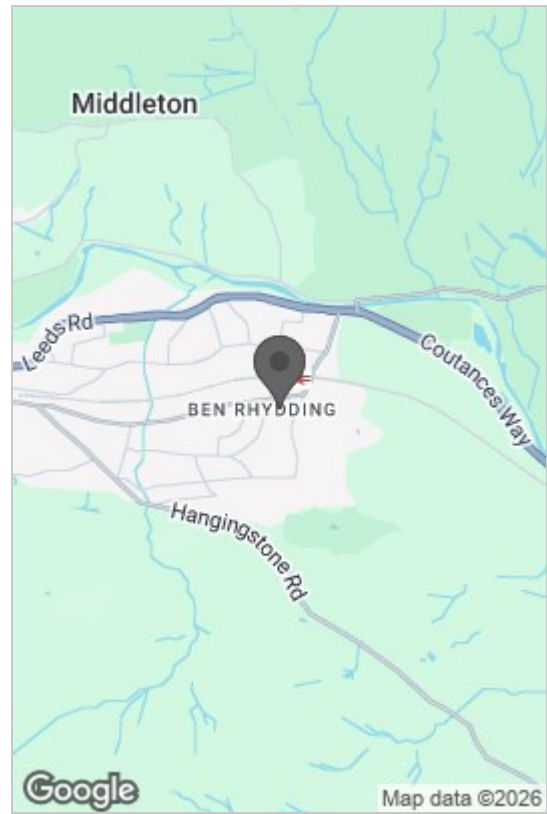
GROUND FLOOR  
APPROX. FLOOR  
AREA: 992 SQ.FT.  
(92.2 SQ.M.)

FIRST FLOOR  
APPROX. FLOOR  
AREA: 805 SQ.FT.  
(74.8 SQ.M.)

SECOND FLOOR  
APPROX. FLOOR  
AREA: 486 SQ.FT.  
(45.3 SQ.M.)



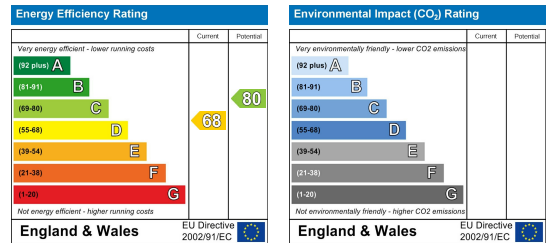
TOTAL APPROX. FLOOR AREA EXCLUDING GARAGES 2263 SQ.FT. (210.3 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.



- Five Double Bedroom Period Semi Detached House
- Generous Attractive Lawned Garden
- Bespoke Dining Kitchen With Walk-In Pantry
- Delightful Far Reaching Views
- Triple Garaging With Utilities
- Beautiful Original Character Features Throughout
- Three Reception Rooms
- Master Bedroom With En Suite
- Peaceful Cul de Sac Location Within Walking Distance Of Schools And Train Station
- Council Tax Band G



A truly charming, five bedroom period semi detached property retaining a wealth of character features, providing spacious living accommodation over three floors including a bespoke dining kitchen, sitting room, family room and garden room and spacious bedrooms including a master bedroom with en suite shower room. Enjoying a great sized, lawned garden and a triple garage this really is a gem of a house.



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.