

# Harrison Robinson

Estate Agents



**26 Sedbergh Park, Ilkley, LS29 8SZ**

**£699,950**

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# 26 Sedbergh Park, Ilkley, LS29 8SZ

## £699,950



### GROUND FLOOR

#### Entrance Hall

A smart, composite entrance door with decorative glazed panels and obscure glazed side windows and transom light opens into a welcoming hallway with attractive floor tiling, contemporary style vertical radiator and oak panelled doors opening into the lounge and living dining kitchen. A staircase with timber balustrading, carpet runner and stair rods leads to the first floor of the property. Useful, deep, understairs cupboard providing storage.

#### Lounge

13'9" x 11'10" (4.21 x 3.61)

A lovely room to the front of the property with laminate flooring, traditional style, grey radiator and large, double glazed bay window enjoying glimpses of countryside in the distance. Recessed fireplace with exposed brickwork.

#### Living Dining Kitchen

27'11" x 22'0" (8.53 x 6.71)

The real hub of this family home is the generously proportioned living dining kitchen across the rear of the property, filled with light courtesy of aluminium, bifold doors to the garden, double glazed windows, and two, large Veluxes. The living area provides space for comfortable furniture and there is the opportunity to have a log burning stove making this a most inviting space. There is ample room for a family dining table, if desired. The kitchen is fitted with a range of soft grey cabinetry with stainless steel handles and complementary worksurfaces and upstands incorporating a handy, Peninsula style breakfast bar and a range of high-quality integrated appliances including two, AEG electric ovens, dishwasher and large induction hob with extractor over and stainless steel splashback. A one and a half bowl, composite sink with mixer tap sits beneath a double glazed window enjoying a lovely view over the rear garden. There is wood effect floor tiling with under floor heating throughout this room, recessed ceiling lights to the kitchen area and two, further ceiling lights.

#### Utility Room / Boot Room

11'5" x 8'5" (3.48 x 2.57)

A well designed room with a range of sage fitted cabinetry with complementary worksurfaces and upstands with a handy seating area, space for hanging coats and storing shoes and space and plumbing for a washing machine and tumble dryer. A stainless steel sink and drainer with chrome mixer tap sits beneath double glazed windows to the front of the house. Wall mounted, gas central heating boiler, slate effect floor tiles, recessed ceiling lights. A uPVC door leads out to the side of the property giving access to the driveway and the rear garden. Door into:

#### Cloakroom / W.C.

With low-level W.C. and pedestal handbasin with chrome mixer tap and tiled splashback. Continuation of the slate effect floor tiles, obscure, double glazed window, extractor, recessed ceiling lights.

### FIRST FLOOR

#### Landing

A timber staircase with wooden balustrading and carpet runner with stair rods leads to the first floor of the property, where doors open into four double bedrooms, a beautiful, three-piece shower room and immaculate, three-piece bathroom. Laminate flooring, a hatch gives access to the loft area.

#### Bedroom One

12'4" x 12'0" (3.78 x 3.66)

A good sized double bedroom to the rear of the house with laminate flooring, radiator and double glazed window overlooking the rear garden and enjoying views up to Ilkley Moor. Recessed fireplace with exposed stonework.

#### Bedroom Two

15'5" x 8'9" (4.72 x 2.67)

A second double bedroom to the front of the house with laminate flooring, radiator and double glazed windows enjoying lovely countryside views.

#### Bedroom Three

12'0" x 12'0" (3.66 x 3.66)

A spacious double bedroom to the front of the house with laminate flooring, radiator and double glazed windows enjoying delightful, far reaching views. Again, there is a recessed fireplace with exposed brickwork.

#### Bedroom Four

12'9" x 9'3" (3.89 x 2.84)

Last, but not least, a fourth double bedroom to the rear of the property with laminate flooring, grey vertical radiator and double glazed windows overlooking the rear garden capturing views of Ilkley Moor in the distance.

#### W.C. Shower Room

Beautifully presented with low-level W.C., traditional style, pedestal handbasin with chrome taps and large shower cubicle with thermostatic shower plus additional shower attachment, glazed door and stone effect wall tiling. Complementary, wood effect floor tiles, recessed ceiling lights, extractor. Chrome, ladder style, heated towel rail, obscure, double glazed window to rear.

#### Bathroom

Again, a beautifully presented room with low-level W.C., traditional style, pedestal handbasin with chrome taps and bath with panel side, chrome taps and thermostatic shower with stone effect wall tiling, downlight to the rear of the bath and extractor. Recessed ceiling lights, wood effect floor tiles, traditional style heated towel rail. Useful, recessed cupboard with shelving, double glazed window to front elevation..

### OUTSIDE

#### Garden

The property benefits from a large, west facing rear garden with a newly created attractive patio area, ideal for outdoor furniture and alfresco dining. The garden is level and provides the opportunity to create a lovely family space, which will be ideal for children and adults alike. Trees to the rear maintain a degree of privacy and there is a wide range of mature shrubs. To the front the property is set back from the road with an area of garden to be developed further by the next owners with a range of attractive planting behind low stone walling.

#### Driveway Parking

To the front of the house there is a block paved driveway providing off-road parking.

### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.


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

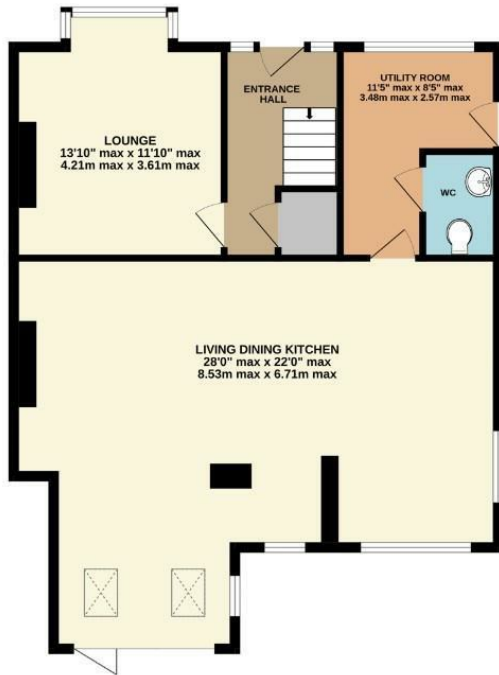
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

Tel: 01943 968 086

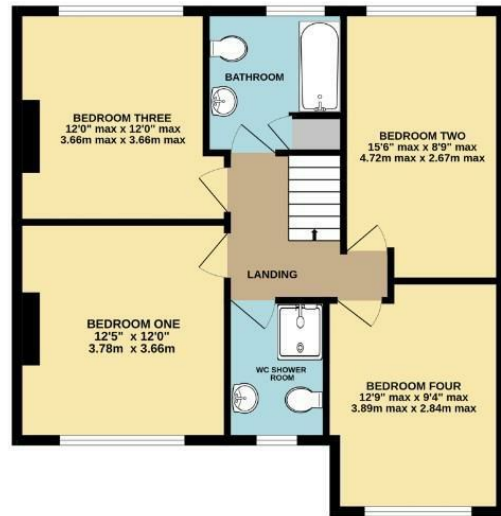


- **\*\*\*NO ONWARD CHAIN\*\*\***
- Fully Renovated Four Double Bedroom Semi Detached House
- Stunning Large Open Plan Living Dining Kitchen With Bifolds
- Well Appointed Boot Room/Utility Room
- Comfortable Lounge With Bay Window
- Beautiful House Bathroom And House Shower Room
- West Facing Garden With Newly Laid Patio
- Driveway Parking
- Walking Distance To Central Ilkley, Excellent Schools And Train Station
- Council Tax Band F

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>75</b>	<b>83</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 	



GROUND FLOOR  
810 sq.ft. (75.2 sq.m.) approx.



FIRST FLOOR  
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 1497 sq.ft. (139.0 sq.m.) approx.

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.

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.