Harrison Robinson

Estate Agents



**The Greens, 19 Ben Rhydding Drive, Ilkley, LS29 8AY**

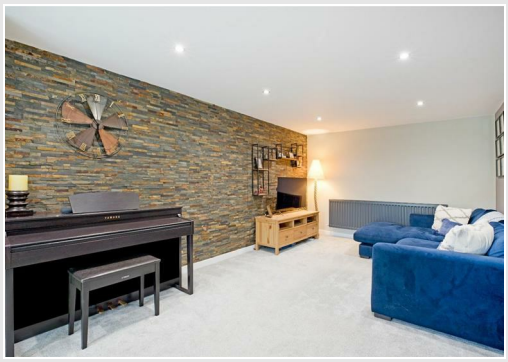
**Price Guide £1,115,000**

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# The Greens, 19 Ben Rhydding Drive, Ilkley, LS29 8AY
# Price Guide £1,115,000





## GROUND FLOOR

### Reception Hall
12'5" x 10'11" (3.81 x 3.35)
A smart, composite entrance door with opaque, double-glazed panel and two tall double-glazed side panels open into a most spacious and welcoming reception hall. Busy families will be impressed with the cleverly conceived storage solutions provided here in the form of a fitted bench with shelving below with two attractive, fitted storage units to house shoes as well as a walk-in storage cupboard with shelving. A UPVC, double-glazed window to the side elevation makes for a bright atmosphere. Tall, vertical, contemporary radiator and further radiator with modern cover. Quality, laminate flooring and downlighting. A carpeted, return staircase leads to the first floor. This is a wonderful environment in which to greet friends and family.

### Cloakroom
A further bonus is a large, cloakroom with ample room to hang all the family's coats and with shelving for the accessories. Everything will be easy to find on a busy, school morning!

### Lounge
18'11" x 14'7" (5.77 x 4.45)
A generous sitting room of fabulous proportions, which is flooded with light through the UPVC, double-glazed window and French doors to the front, south facing elevation. A recessed log effect gas fire with hearth and oak mantle over is a lovely, focal point. Continuation of the laminate flooring, coving, radiator, downlighting and TV point.

### Living Dining Kitchen
24'0" x 14'4" (7.32 x 4.37)
Fitted with a comprehensive range of Shaker style base and wall units with complementary laminate worksurface over and attractive, metro tiled splashback. A Rangemaster oven with induction hob and chimney hood and extractor over takes pride of place and further integrated appliances include a fridge/freezer, a Siemens dishwasher and a wine fridge. A composite one and a half bowl sink with drainer and monobloc tap sits beneath a large, UPVC, double-glazed window offering a delightful view over the large, rear garden. Ample room for a large, family dining table and a further double-glazed window enhances the bright atmosphere. Continuation of the laminate flooring, coving, downlighting and contemporary, vertical radiator.

### Study
7'6" x 7'1" (2.31 x 2.16)
A newly fitted stylish study, well-presented with a range of bespoke cabinetry, desk and shelving, an ideal place to get some peace and quiet with double-glazed window overlooking the garden. Continuation of the laminate flooring. Downlighting, radiator and shelving.

### WC
Fitted with a vanity wash basin with monobloc tap and a low-level w/c. Tiled to half-height in striking, blue metro tiles. A UPVC, double-glazed window with opaque glazing allows for ample natural light. Laminate flooring and radiator.

## LOWER GROUND FLOOR

### Hallway
A glazed, oak door opens onto a return, carpeted staircase with attractive, wooden panelling to half height on the walls which leads down to a further suite of reception rooms with direct access onto the garden. A UPVC, double-glazed window on the half landing allows for ample natural light. The wooden panelling continues in the hallway - a lovely feature, which matches the radiator cover and fitted storage bench, enhancing the stylish, contemporary feel. A panelled door leads out into the rear garden. Storage cupboard and downlighting.

### TV Room
29'1" x 10'7" (8.89 x 3.25)
A glazed, oak door opens into a second sitting room of wonderful proportions with bi-fold doors leading out onto the patio and sizeable, lawned garden beyond. The fabulous, contemporary design continues with two stunning feature walls. A carpeted seating area provides a great environment in which to watch TV with ample room for a large sofa. Two radiators and downlighting.

### Play Room
18'4" x 7'10" (5.59 x 2.39)
A further spacious reception room currently used as a playroom with carpeting, radiator and downlighting. UPVC double-glazed window to the side elevation.

### Utility Room
Fitted with modern base and wall cupboards with laminate worksurface over and space and plumbing for a washing machine and drier and a fridge/freezer. Ideal central heating boiler and pressurised water cylinder. Laminate flooring.

### WC
Fitted with a contemporary white suite including a vanity wash basin with monobloc tap and useful cupboard below and a low-level w/c. Attractive, metro tiles to half-height in shades of grey. Chrome ladder, towel radiator, laminate flooring and downlighting.

## FIRST FLOOR

### Landing
A carpeted return staircase with a UPVC, double-glazed window to the half landing leads to a bright and spacious, carpeted landing giving access to the principal rooms and benefitting from both an airing cupboard and a good-sized, walk-in storage cupboard. The generous storage provision in this house just keeps on giving! Loft access and downlighting.

### Master Bedroom
14'6" x 12'7" (4.42 x 3.86)
This is a spacious principal bedroom - a haven of peace and calm. Light floods in through the south facing, UPVC double-glazed window. Stylish, fitted wardrobes provide plentiful storage and the fitted furniture incorporates a cushioned seat with cupboards below. Carpeting, downlighting and radiator.

### En Suite Shower Room
A lovely, contemporary shower room fitted with a large walk-in shower with mains thermostatic shower, separate hand-held shower attachment and glazed screen. Attractive, textured mosaic tiles and useful glass shelving and fitted towel rail. Vanity wash basin with monobloc tap and drawers below and low-level w/c. Tile effect vinyl flooring, contemporary, vertical radiator and extractor fan. A UPVC, double-glazed window with opaque glazing allows for ample natural light.

### Bedroom Two
14'2" x 9'6" (4.34 x 2.90)
A most spacious double room to the rear elevation offering a pleasant view over the large, rear garden. The bedroom benefits from a dressing area with stylish, fitted wardrobes and dressing table. A further window enhances the bright atmosphere. Carpeting, downlighting and radiator.

### Bedroom Three
11'8" x 10'9" (3.57 x 3.30)
A further spacious, double bedroom to the front, south facing elevation. A UPVC, double-glazed window allows the natural light to flood in. Carpeting, downlighting and radiator.

### Bedroom Four
14'7" x 6'11" (4.47 x 2.13)
Last, but not least, a double bedroom to the front of the property enjoying a good level of natural light through the UPVC, double-glazed window. Carpeting, radiator and loft hatch.

### Bathroom
A generous, well-appointed house bathroom comprising of a large walk-in shower with glazed screen and fitted with a Mira Alero electric shower, a panel bath with central mixer tap and hand held shower, a vanity wash basin and a low-level w/c. Fully tiled around the shower and tiled to half-height elsewhere.Two large, UPVC double-glazed windows allow for ample natural light. Vinyl flooring, downlighting and heated towel rail.

## OUTSIDE

### Gardens
A single door and also bifold doors open out onto a spacious patio, which leads around the side of the property. The garden is principally laid to level lawn with plenty of space for children to play. Fencing maintains privacy. A timber garden room sits on raised decking at the end of the garden providing a lovely area to sit and relax whilst the children play. Benefitting from power and heating, the garden room can be enjoyed all year round.

### Large Garden Room
20'0" x 6'9" (6.10 x 2.08)
An extremely spacious garden room with power and lighting. Currently arranged as a home bar / games room, but also doubles as a functioning office storage.

### Driveway & Parking
The property sits well back from the private road that is Ben Rhydding Drive. Smart, wrought iron gates allow entrance by car with an adjacent matching single gate for pedestrian access and continuation of wrought iron fencing to the front. The block paved driveway provides parking for a number of vehicles.

## NOTES
We are advised of the following by our vendor: Planning permission for side extension, attic conversion with roof balcony and balcony off kitchen. Architect plans and renders are available for single and double storey rear extensions. 24/04468/HOU.

## UTILITIES AND SERVICES

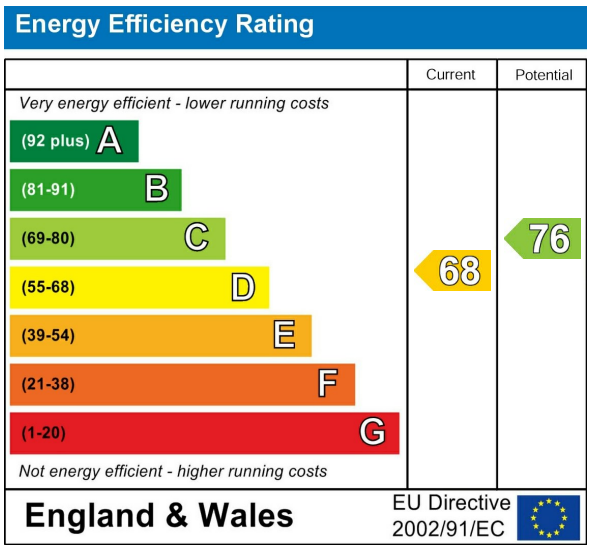








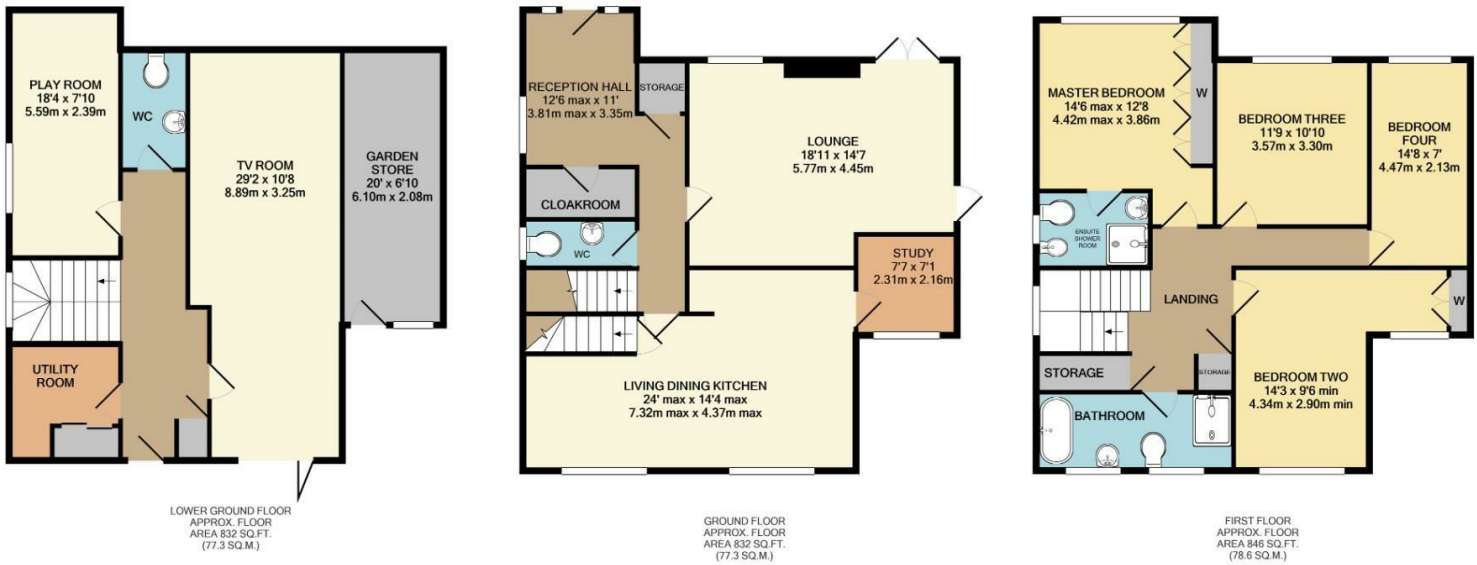
- Four Double Bedroom Detached Property
- Spacious Dining Kitchen
- Sitting Room With French Doors
- Generous Second Sitting Room With Bi-Folds
- Two Further Reception Rooms
- Master Bedroom With En-Suite
- Large Level Rear Garden
- Highly Regarded Location
- Easy Walking Distance To The Train Station
- Council Tax Band G












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TOTAL APPROX. FLOOR AREA 2510 SQ.FT. (233.2 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

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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