Harrison Robinson

Estate Agents



15 Ivy Court, Ilkley, LS29 9TX

£800,000

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GROUND FLOOR

Reception Hall
A smart entrance door with two obscure glazed panels opens into a most generous reception hall with ample space for furniture. Oak flooring, coving and radiator. A broad return staircase with painted spindle balustrade and attractive, striped carpet leads to the first floor. Double doors open into:

Dining Room / Bedroom Four
14'1" x 11'2" (4.3m x 3.4m)
The dining room offers a comfortable space for meals and gatherings, highlighted by a large bay window that fills the room with natural light. This room could also serve as a double bedroom. Continuation of the oak flooring, coving and radiator.

WC
This good-sized cloakroom is neatly finished with white half-tiled walls and continuation of the oak flooring. It features a wall mounted wash basin with monobloc tap and a low-level w/c. Radiator and extractor fan.

Dining Kitchen
16'9" max x 14'6" max (5.1m max x 4.4m max)
This spacious dining kitchen is fitted with stylish, contemporary, deep blue cabinetry featuring chrome handles, contrasted beautifully by warm solid wooden worktops and a white tiled splashback in Metro style. Integrated appliances include a Miele stainless-steel five burner gas hob with stainless-steel chimney hood and extractor over, a Miele electric oven, a Miele microwave, an AEG dishwasher, an AEG fridge/freezer and a double wine fridge. A stainless-steel one and a half bowl sink with drainer and monobloc tap sits beneath a large window offering a pleasant outlook over the lawned, rear garden. Practical, tiled floor in a neutral tone, two radiators, downlighting and room for a dining table. A half-glazed door opens onto the patio. This is a lovely environment in which to enjoy family meals or sit and relax with a morning coffee. A door opens into:

Utility Room
8'7" x 5'9" (2.6m x 1.8m)
The utility room is fitted with matching cabinetry to the kitchen, featuring wooden worktops and a tiled splashback. It includes space and plumbing for a washing machine and tumble drier, with a half-glazed door leading outside, offering practical access and convenience for household chores. Continuation of the ceramic tiled floor, radiator and stainless-steel sink and drainer with monobloc tap.

FIRST FLOOR

Landing
The spacious feel of this lovely property continues at first floor level with a great-sized, carpeted landing with double doors leading into the generous sitting room. Coving and radiator. Useful cupboard.

Lounge
16'10" max x 16'6" max (5.1m max x 5.0m max)
The lounge is a generous and inviting space, centred around a contemporary style log burning stove that adds warmth and charm. A large bay window allows plenty of natural light to flood in and provides superb far reaching Wharfe Valley views. The room is spacious enough for multiple seating arrangements, creating a perfect place to relax and entertain whilst benefitting from such a wonderful outlook. Oak flooring accentuates the warm ambiance, coving, two radiators and TV point.

Bedroom Three
16'10" max x 10'9" max (5.1m max x 3.3m max)
Bedroom Three on the first floor is a well-proportioned, double bedroom benefitting from a Juliette balcony and adjacent window that ushers in plenty of natural light. Fitted wardrobe, coving, carpeting and radiator. This bedroom is supported by the adjacent modern house bathroom.

Bathroom
Fitted with a modern white suite including a deep fill bath with central mixer tap, a low-level w/c and a pedestal wash basin with monobloc tap. Tiled to half-height behind the bath, basin and w/c. A window with obscure glazing above the bath offers natural light, making this a bright and airy family bathroom. Ceramic tiled flooring, vertical towel radiator, retractable washing line and extractor fan.

SECOND FLOOR

Landing
The broad, return, carpeted staircase with painted, timber spindle balustrade leads to the second floor landing with access to two generous doubles, both en suite. Loft hatch.

Master Bedroom
16'9" x 15'4" (5.1m x 4.7m)
The master bedroom is a spacious retreat with French doors flanked by two side windows opening onto a balcony, which provides the most magnificent far reaching countryside views with an adjacent window accentuating the bright atmosphere. Coving, carpeting, a fitted wardrobe and access to an ensuite shower room, making it a comfortable and private sanctuary on the top floor.

Ensuite Shower Room
The ensuite shower room is beautifully appointed incorporating a walk in shower with glazed panel, a vanity washbasin with monobloc tap and a concealed cistern w/c with push button flush. The striking green tiled walls offer a stylish contrast to the neutral tones. Tile effect, vinyl flooring, vertical ladder towel radiator, downlighting, shaver point and extractor fan.

Bedroom Two
16'9" max x 14'5" max (5.1m max x 4.4m max)
Bedroom Two on the second floor is a large, bright room with carpeted flooring and dual windows with a lovely view towards St Margaret's Church. Fitted wardrobes, coving, two radiators and carpeted flooring. A door opens into:

En Suite Shower Room
The ensuite shower room is beautifully appointed incorporating a walk in shower with glazed panel, a vanity washbasin with monobloc tap and a concealed cistern w/c with push button flush. The striking green tiled walls offer a stylish contrast to the neutral tones. Tile effect, vinyl flooring, vertical ladder towel radiator, downlighting, shaver point and extractor fan.

OUTSIDE

Rear Garden
The rear garden is South West facing and a delightful outdoor space featuring a large, level lawn bordered by mature shrubs and plants, creating a peaceful and private environment. Two paved patio areas provide a perfect spot for outdoor dining and relaxing, all enclosed by a wooden fence for added privacy. A broad, paved pathway leads around the side of the property entered by a tall, timber gate towards the front of the property. Here to the side is a log store and timber shed.

Double Garage
17'0" x 16'0" (5.2m x 4.9m)
The large, double garage with power and side door has parking in front on a block paved drive.

NOTES
We are advised by our vendor that there is an annual charge of approximately £280 for the maintenance of the estate.

UTILITIES & SERVICES
The property benefits from mains drainage, gas and electricity.
Ultrafast Broadband is shown on the Ofcom website to be available to this property.
Please check the Ofcom website for mobile phone coverage.

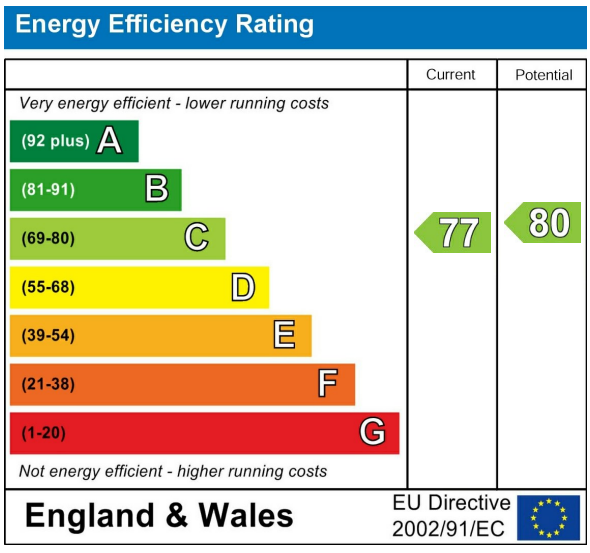








- Spacious Three/Four Double Bedroom Semi-Detached Townhouse
- Generous Sitting Room With Log Burning Stove
- Contemporary Dining Kitchen With Matching Utility Room Off
- Two Bedrooms Served By En Suite Facilities
- Formal Dining Room/Ground Floor Bedroom
- Level South West Facing Garden
- Double Garage & Parking
- Spectacular Wharfe Valley Views
- Highly Regarded Location & Delightful Corner Cul-de-Sac Setting
- Council Tax Band G









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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1737 SQ.FT. (161.4 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.

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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