

# Harrison Robinson

Estate Agents



**2 Woodroyd House Wood Royd Gardens, Ilkley, LS29 8BU**

**Price Guide £795,000**

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# 2 Woodroyd House Wood Royd Gardens, Ilkley, LS29 8BU

## Price Guide £795,000



### GROUND FLOOR

#### Garden Room

13'5" x 8'2" (4.1 x 2.5)

A contemporary, blue, composite door opens into the newly constructed garden room, wow, what a great additional space which creates a wonderful link between the house and garden. A south facing window, Velux roof windows and uPVC French doors allow the light to flood in. There is ample space for a table and stone effect flooring creates a perfect link to the patio. An original, mullioned window from the property creates a charming internal feature.

#### Hall

A half glazed, timber door opens into the original hallway where there is ample room to greet friends and family alike. There is a useful area of understairs storage. One cannot fail to be impressed by the original staircase with its wonderful arts and crafts balustrade. A Velux window adds to the natural light.

### FIRST FLOOR

#### Landing

15'1" x 8'10" (4.6 x 2.7)

The carpeted landing creates a wonderful feeling of space and grandeur, where solid, original timber doors give access to the principle rooms.

#### Breakfast Kitchen

14'5" x 14'1" (4.4 x 4.3)

A bright and airy, fitted breakfast kitchen with ample space for a family table fitted with a range of light wood effect, timber fronted, Shaker style units including a dresser unit with complementary work surfaces over and checkerboard tiling above. A green, composite sink with chrome mixer tap sits under a newly fitted uPVC, double glazed window overlooking the rear garden with countryside views beyond. A four burner gas hob sits under an enclosed extractor. A double, eye-level electric oven is housed in a tall unit. One finds space and plumbing for a dishwasher, washing machine and tall fridge freezer. Wood effect, laminate flooring.

#### Lounge

19'0" x 16'0" (5.8 x 4.9)

One enters through an original, grand timber door to this room of great proportions, having a feature stone fireplace and panoramic, stone mullioned, leaded picture window allowing light to flood in

and affording breathtaking Wharfe Valley views. Carpeted flooring, two radiators.

#### Dining Room

14'9" x 11'5" (4.5 x 3.5)

A dining room, ideal for entertaining guests, has a box bay window, again with stunning, Wharfe valley views. Carpeted flooring and radiator.

#### Guest Bedroom

19'0" x 16'0" (5.8 x 4.9)

A further, most spacious, dual aspect room with beautiful, long distance views, presently laid out as a guest bedroom with a sink unit in pine could make a further reception room if required. Carpeted flooring and radiators.

#### Bathroom

9'6" x 7'6" (2.9 x 2.3)

A traditional, half-tiled bathroom fitted with a panel bath with wood panelling and chrome fittings. Pedestal washbasin with chrome taps and corner, glazed shower cubicle. Newly fitted, uPVC, double glazed sash windows, chrome, ladder style, heated towel rail. Carpeted flooring.

#### WC Cloakroom

A traditional style cloakroom fitted with a wash basin with chrome taps and low level w/c with separate cistern and short chrome flush pipe. Small, double glazed window, carpeted flooring.

### SECOND FLOOR

#### Landing

18'8" x 12'9" (5.7 x 3.9)

A landing door from the first floor gives access to a flight of stairs leading to the second floor landing, which again has a good amount of space.

#### Bedroom One

18'0" x 16'4" (5.5 x 5.0)

A great sized, bright and airy double bedroom having dual aspect windows, again with uninterrupted views across to Middleton, with a range of fitted wardrobes. Carpeted flooring.

#### Bedroom Two

17'4" x 10'5" (5.3 x 3.2)

Benefiting from an inner landing shared with bedroom five this would make a great teenagers' spot.

### Bedroom Three

14'1" x 13'9" (4.3 x 4.2)

Another, great sized double bedroom with charming countryside views to the rear. Benefiting from fitted wardrobes and airing cupboard housing the hot water tank. Carpeted flooring.

### Bedroom Four

13'5" x 9'10" (4.1 x 3.0)

A further bedroom, presently utilised as a home office, with low level Velux windows affording great views whilst working.

### Bedroom Five

11'1" x 8'10" (3.4 x 2.7)

The smallest of the bedrooms fitted with a Velux window for natural light.

### House Bathroom

11'9" x 10'2" (3.6 x 3.1)

A great sized bathroom fitted with a panel bath, wash basin and low level w/c, all complemented with a large, glazed shower cubicle. Double glazed uPVC window with obscure glazing. Carpeted flooring.

## OUTSIDE

### Garage & Parking

18'8" x 16'0" (5.7 x 4.9)

The private driveway leads to a convenient turning space between the garages and parking for two cars next to the double garage.

## Gardens

A large recently created patio area leads directly out from the garden room creating a wonderful environment for al-fresco entertaining. This leads down the side of the property to some further beds and garden storage. To the rear of the property past the garaging one finds stone steps and pathway leading to an area of private lawned garden with mature planting and hedging.

## TENURE

We are advised by our clients that the property is leasehold with the remainder of a 999 year lease from 2001.

There is currently no service charge or ground rent.

The freehold is owned by the neighbouring property

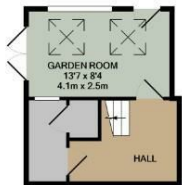
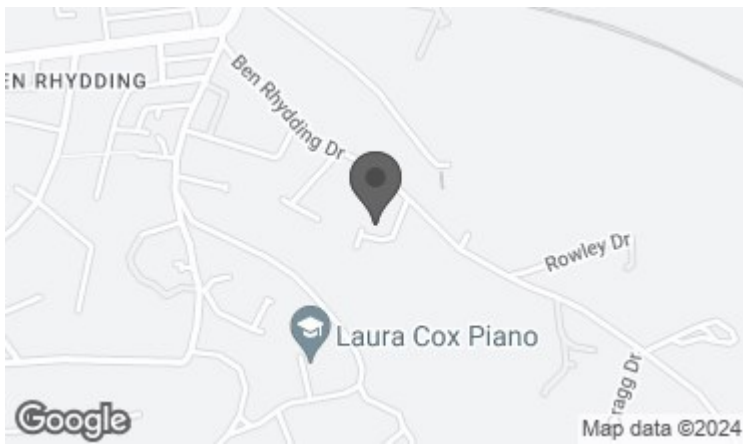
## UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

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

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





GROUND FLOOR  
APPROX. FLOOR  
AREA 503 SQ.FT.  
(46.5 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 1381 SQ.FT.  
(128.3 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 1028 SQ.FT.  
(112.3 SQ.M.)



TOTAL APPROX. FLOOR AREA 3112 SQ.FT. (289.1 SQ.M.)

Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating	
Current	Potential
73	80

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
73	80

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