

Harrison Robinson

Estate Agents



Cragfield, 68 Bolling Road, Ilkley, LS29 8QD

Price Guide £1,075,000

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GROUND FLOOR

Reception Hall

A smart, sturdy, half-glazed, original, timber entrance door with beautiful, stained glass panel opens into a spacious and welcoming reception hall with ample room for a few items of furniture. A double-glazed, side, leaded window enhances the bright atmosphere. Charming features such as cornicing, deep skirting and picture shelf are an early indication of the character of this delightful, family home. Practical, laminate flooring with fitted doormat, radiator and useful under stairs storage cupboard. Doorways lead into the principal, ground floor rooms and a wide, carpeted staircase with painted, timber balustrade leads to the first floor.

Lounge

16'11" max x 14'7" (5.18 max x 4.45)

A lovely, elegant reception room of generous proportions benefitting from triple aspect, timber framed, triple-glazed windows with stunning stained glass including a superb bay window affording delightful aspects over the beautiful, private garden. A stone fireplace houses an Esse, cast iron multi-fuel stove. Cornicing, ceiling rose, dado rail, two radiators and carpeting.

Family Room

13'11" x 12'7" (4.26 x 3.84)

A second spacious reception room, which makes an ideal family room or a formal dining room. The characterful ambiance continues with deep cornicing, original stained glass windows, picture rail and deep skirting boards. An electric stove sits within a charming fireplace. The dual aspect windows allow the natural light to flood in. Floor to ceiling, built-in cupboards flank either side of the chimney breast providing plentiful storage. Laminate flooring and radiator.

Dining Kitchen

21'3" max x 12'9" max (6.48 max x 3.91 max)

A lovely, light filled dining kitchen courtesy of the large windows and bi-folds leading out onto the spacious, Indian stone, south facing patio - conducive to al fresco entertaining in the warmer months. Fitted with stylish, Shaker style, wooden fronted base and wall units with stainless-steel handles and including a useful breakfast bar seating area. Complementary Corian worksurface and upstands over incorporating an inset stainless-steel sink with monobloc tap. A stainless-steel Rangemaster oven with five burner black, ceramic hob and extractor over takes pride of place. Further integrated appliances include a full size fridge, a full size freezer and a dishwasher. Ceramic, tiled floor and underfloor heating to the dining area. Space for a large dining table and one can imagine many happy mealtimes here in the company of family and friends. Downlighting.

Pantry

A great-sized pantry with space for all the provisions!

Utility Room

7'9" x 5'0" (2.38 x 1.54)

A good-sized utility room fitted with matching cupboards and worksurface and upstands to those of the kitchen. Space and plumbing for a washing machine

and tumble drier. A stainless-steel sink and drainer with monobloc tap sits underneath a large, timber framed, window overlooking the lovely garden. A timber side door with fan shaped, glazed panel provides useful access following a walk in the surrounding countryside. Continuation of the ceramic floor and underfloor heating. Downlighting and extractor fan.

Cloakroom W.C.

A useful cloakroom W.C., fitted with a white suite consisting of a pedestal washbasin and a concealed cistern w/c. Fitted cupboards provide useful storage and house the central heating boiler. Space to hang coats and downlighting.

FIRST FLOOR

Landing

The wide staircase leads up to an archway opening into a charming, carpeted half-landing with radiator and space for an item of furniture. One's eyes are immediately drawn to the exquisite stained glass encapsulated in a triple-glazed, timber framed window. The return staircase from the half-landing leads up to a spacious principal landing area with access to all bedrooms. Carpeting, radiator and loft access.

Cloakroom W.C.

A most useful, additional w/c, fitted with a traditional style w/c with a vanity wash hand basin with mixer tap. Traditional style radiator with stainless-steel towel rail. Fully tiled to the wall with matching floor tiles. A triple-glazed, stained glass window affords a lovely view towards Ilkley Moor.

Bedroom One

17'1" x 14'9" (5.23 x 4.50)

A double bedroom of wonderful proportions benefitting from a comprehensive range of fitted furniture comprising wardrobes, chests of drawers and cupboards. Light floods in through a large, timber framed, triple-glazed window to the front elevation offering delightful, far reaching countryside views. A further two windows to the rear and side elevation enhance the bright atmosphere and provide further moorland views. Cornicing, carpeting and two radiators.

Bedroom Two

14'2" x 14'2" (4.34 x 4.34)

A second most spacious, double bedroom to the front elevation, once again enjoying beautiful, Wharfe Valley views through the large, triple-glazed window. Vanity wash basin, carpeting, picture rail and radiator.

Bedroom Three

10'7" x 9'3" (3.25 x 2.84)

A good-sized, double bedroom to the rear elevation with a window affording a pleasant view over the lovely, rear garden. A fitted cupboard houses the hot water tank and provides storage for towels and linen. Carpeting and radiator. An archway leads into:

En Suite Shower Room

A shower cubicle with mains thermostatic shower and folding glazed shower door and a pedestal wash basin with traditional style taps. Fully tiled around the shower and behind the wash basin. Carpeting and extractor fan.

Bedroom Four

11'11" x 10'4" (3.40 x 3.16)

Yet another double bedroom so no-one in the family draws the short straw! Currently used as a home office. A window to the side elevation allows the light to flood in and affords some lovely, far reaching views. Carpeting and radiator.

House Bathroom

A spacious, characterful, four-piece bathroom consisting of a freestanding, claw foot bath with wall-mounted, traditional taps, a wall-mounted basin with traditional style taps, a corner shower cubicle with mains thermostatic, drench shower, separate hand held shower attachment and sliding glazed doors and a concealed cistern w/c. Tiled to half-height and fully tiled around the shower with complementary ceramic floor tiles. Chrome, contemporary radiator and extractor fan. A triple-glazed, stained glass window allows for ample natural light.

OUTSIDE

Guest Bedroom Annexe

18'11" x 8'8" (5.78 x 2.66)

A well-conceived conversion of one of the garages, this provides a fifth, spacious, double bedroom with seating area and ample room to add kitchen facilities should one so wish. A UPVC, double-glazed door, window and large Velux with fitted blind make for a bright and airy atmosphere and offer a lovely view over the patio and garden. Ceramic, tiled floor and radiator.

En Suite Shower Room

A large en-suite shower room with a three-piece, contemporary, white suite comprising of a large shower cubicle with mains thermostatic shower and glazed shower screen, a pedestal wash basin with mixer tap and a low-level w/c. Chrome, ladder, towel radiator, tiled floor and downlighting.

Garage

12'11" x 8'8" (3.96 x 2.66)

Great storage for bikes and all the family paraphernalia. Power.

Driveway and Gardens

One approaches the property through two large, stone pillars and wrought iron gates. A long, immaculately presented, tarmac driveway with block paved edging leads up to the garage and sweeps around the front of the house, providing parking for a number of vehicles. The beautiful, south and west facing gardens are a particularly special feature of this wonderful, family home. Mainly laid to level lawn with mature, well-tended, established borders of colourful planting, this is a most private and secure area for all the family to enjoy. A spacious, Indian stone, flagged patio is a lovely environment for al fresco entertaining or simply a great spot to sit and relax, absorbing the superb, long distance, Wharfe Valley views and the peace and tranquillity of this most private setting. Tall fencing, bushes and hedging maintain privacy.

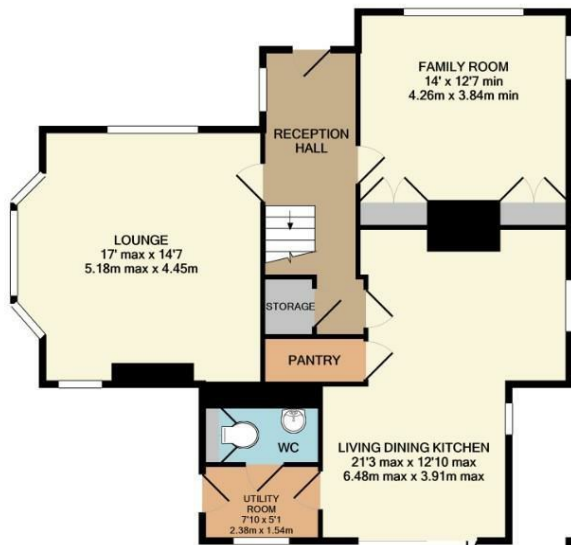
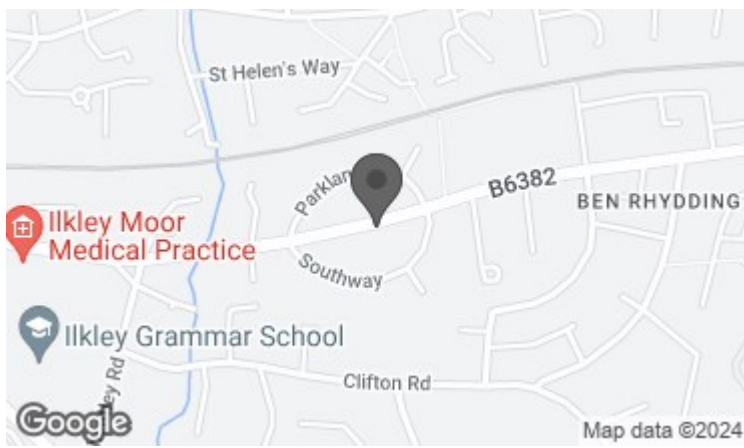
UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

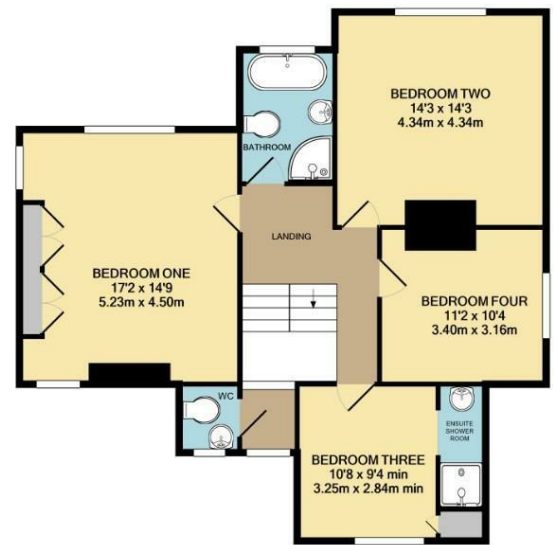
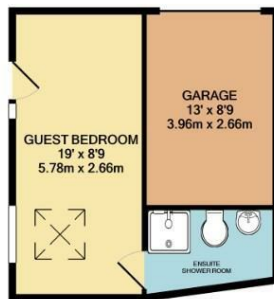
Broadband is available to this property.

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





GROUND FLOOR
APPROX. FLOOR
AREA 1248 SQ.FT.
(115.9 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 872 SQ.FT.
(81.0 SQ.M.)



TOTAL APPROX. FLOOR AREA 2120 SQ.FT. (196.9 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

Energy Efficiency Rating	
Current	Potential
73	82

Very energy efficient - lower running costs
 (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions
 (81-91) A
 (69-80) B
 (55-68) C
 (39-54) D
 (21-38) E
 (1-20) F
 (1-20) G
 Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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.