

Harrison Robinson

Estate Agents



Piper Stone Ben Rhydding Drive, Ilkley, LS29 8BG

Price Guide £1,175,000

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GROUND FLOOR

Reception Hall

A UPVC entrance door opens into a spacious and welcoming hallway, a lovely spot to greet friends and family with attractive, herringbone style, Amtico flooring, ornate coving, radiator and room for several items of furniture. Doors lead into the principal rooms and a carpeted, return staircase with wooden, spindle balustrade leads to the first floor.

Cloakroom

The herringbone style flooring continues into the cloakroom with traditional style, corner washbasin with pretty floral decorative motif, replicated in the fully tiled white walls, and low-level w/c. Vertical, white, towel radiator and UPVC window with opaque glazing to the rear aspect.

Lounge

21'4" x 15'5" (6.51m x 4.70m)

A wonderful sitting room of excellent proportions with the added benefit of conservatory and separate garden room off - ideal when al fresco entertaining. One's eyes are drawn to the magnificent Wharfe Valley view through the UPVC, double-glazed, multi paned window to the front elevation. A further two smaller double-glazed windows accentuate the bright atmosphere. A log effect, modern style gas fire provides an attractive, focal point. Carpeting, coving, radiator and TV point. UPVC French doors open into:

Garden Room

8'11" x 8'9" (2.74m x 2.69m)

This south facing glazed garden room lovingly known as 'the cube' with composite, decked floor is a lovely environment in which to enjoy the beautiful garden in inclement weather, enhanced by the fact that the doors completely open up giving a great choice of options for inside-outside when alfresco entertaining and there is an extension of the roof providing further shelter.

Conservatory

9'4" x 9'3" min (2.87m x 2.84m min)

A UPVC conservatory with solid flat roofing leads off the sitting room providing a further opportunity to enjoy the spectacular, far reaching views. A single door leads out onto a path leading to the rear garden. Wood effect, tiled flooring.

Dining Room

17'7" x 11'10" (5.38m x 3.63m)

A spacious, extended reception room, currently used as a formal dining room and benefitting from the stunning, countryside views through a large, UPVC double-glazed window. A glazed roof to the extension accentuates the bright atmosphere. Wood effect, Karndean flooring, coving and radiators. Serving hatch into the dining kitchen. One can imagine many happy times here entertaining family and friends.

Living Dining Kitchen

30'2" x 10'0" (9.22m x 3.05m)

This is a great-sized, flexible living dining kitchen, offering space to dine and also to sit and relax. Fitted with a comprehensive range of wooden fronted wall and base units with laminate work surface over incorporating a composite one and a half bowl sink with drainer and monobloc tap, which sits beneath a window with lovely aspects over the south facing, rear garden and field beyond. Tiled splashback. Integrated appliances include an AEG induction hob, double Hotpoint electric oven, Bosch dishwasher, waste disposal unit and undercounter fridge. Serving hatch into dining room. Under pelmet lighting and downlighting. A range of tall base cupboards include glazed display shelving with internal lighting. Three double-glazed windows allow the light to flood in from the south facing elevation. Amtico flooring. The snug/seating area is carpeted. Ample space for a dining table. Coving and two radiators.

Rear Porch

A most useful UPVC, double-glazed, rear entrance porch - ideal for kicking off muddy shoes and boots after a long walk in the surrounding countryside. Space to store shoes and hang coats.

Garage

19'8" x 18'9" (6.01m x 5.74m)

A door opens directly from the kitchen into a double garage with up and over electric door. Worcester boiler. The Utility area includes a stainless-steel sink and drainer with tiled splashback, space and plumbing for a washing machine and tumble drier and space for further fridges and freezers! A side half-glazed entrance door gives garden access. Fitted cupboards and shelving.

FIRST FLOOR

Landing

The return staircase leads up to a spacious landing, which enjoys a lovely aspect through two tall multi-paned, double-glazed windows overlooking the south facing, rear garden and field beyond and allowing an abundance of natural light. Coving, carpeting, radiator and doors leading into the bedrooms and house bathroom. Loft hatch.

Bedroom Two

13'4" x 12'9" (4.08m x 3.91m)

A spacious, double bedroom to the front elevation enjoying the stunning valley views through two multi-paned double-glazed windows plus a further window to the side elevation. Coving, carpeting and radiator. Open into:

Dressing Room

8'5" max x 6'0" (2.59 max x 1.84)

Benefitting from fitted wardrobes and currently used as a home office, although not sure how one gets any work done with the distraction of the beautiful views through the window! Coving, carpeting and radiator.

Bedroom Three

13'4" x 8'2" (4.08m x 2.49m)

Yet another great-sized bedroom, currently used as a study, with a lovely view over the rear garden and field beyond. Coving, carpeting and radiator.

Bedroom Four

11'10" x 10'9" (3.63m x 3.3m)

A further spacious, double bedroom to the front elevation, benefitting from fitted wardrobes, not to mention the spectacular views! Carpeting, coving and radiator.

House Bathroom

A recently fitted, beautifully appointed house bathroom comprising of a panel bath with mixer tap and mains shower over with separate hand held shower attachment, a vanity basin with mixer tap, benefitting from ample cupboard storage and a concealed cistern w/c. Fully tiled to the walls and floor in marble effect, soft grey tiles. Tall, chrome, ladder, towel radiator. A UPVC double-glazed, multi-paned window with opaque glazing allows plenty of natural light to flood in and is fitted with stylish, contemporary shutters. A cupboard houses water tank and provides shelving for towels.

Master Bedroom

19'9" x 14'6" (6.02m x 4.42m)

A wonderful Master suite of excellent proportions benefitting from a comprehensive range of fitted furniture to include wardrobes, chests of drawers, cupboards and shelving. An archway leads into a dressing area with fitted dressing table and mirror. A UPVC, double-glazed window to the rear affords a lovely view over the garden and field beyond whilst a large window to the front elevation provides yet a further chance to savour the breathtaking, countryside view across the valley. Coving, carpeting and two radiators.

En Suite

A recently fitted, luxury, contemporary en-suite shower room comprising of a good-sized, walk in shower with glazed screen and mains thermostatic drench shower with separate hand held shower attachment, a stylish, vanity basin with monobloc tap incorporating a wealth of storage and a concealed cistern w/c with push button flush. Fully tiled to the walls and floor in marble effect, soft grey tiles. Coving, downlighting and tall, chrome, ladder towel radiator. A UPVC double-glazed, multi-paned window with opaque glazing allows plenty of natural light to flood in and benefits from contemporary, fitted shutters.

OUTSIDE

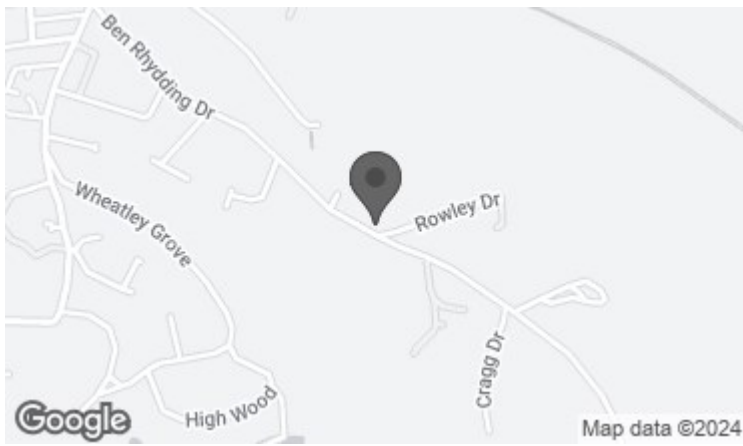
Gardens

The property sits well back from the road creating space for a lovely, lawned area and a tarmac driveway leading to the double garage with parking for several cars. A flagged pathway leads to the front door. A wooden gate to the side of the property gives access to a pathway to the rear, leading to the rear porch and flagged area, which is divided from an area of raised lawn by a mature rockery. Sitting at the top of the garden is a timber summerhouse affording the same stunning Wharfe Valley views - an ideal spot to sit and relax with a nice cup of Yorkshire tea!

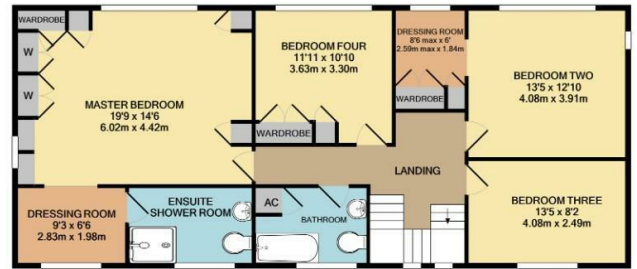
Utilities & Services

The property benefits from mains gas, electric and drainage. Please visit the mobile and Broadband Ofcom website to check broadband speeds and mobile 'phone coverage.





GROUND FLOOR
APPROX. FLOOR
AREA 1538 SQ.FT.
(144.8 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 1085 SQ.FT.
(100.8 SQ.M.)



TOTAL APPROX. FLOOR AREA 2644 SQ.FT. (245.6 SQ.M.)
EXCLUDING GARAGE 2272 SQ.FT. (211.1 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
69	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
 (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) 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.