

Harrison Robinson

Estate Agents



5 Hollingwood Park, Ilkley, LS29 9NZ

Price Guide £685,000

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GROUND FLOOR

Entrance Hall

One enters via a timber door with glazed panels into a welcoming and spacious entrance hall. Oak panelled doors open into a large, stylish family room with sliding patio door to the garden, a modern, three-piece shower room and the integral garage with utility area. A return, carpeted staircase leads to the first floor landing. Parquet style flooring, radiator.

Family Room

20'0" x 17'8" (6.1m x 5.4m)

A fantastic spacious family room providing comfortable living accommodation with ample room for large sofas. Continuation of the parquet style flooring, radiator, large, double glazed windows allow ample natural light in addition to a double glazed, sliding patio door leading out to the pretty, paved garden area. Steel ceiling beams add to the character of this impressive room.

Shower Room

A modern, three-piece shower room with low-level W.C, pedestal handbasin with chrome mixer tap and shower cubicle with thermostatic shower and glazed doors. Neutral wall tiling, complementary floor tiles, large wall mirror. Obscure, double glazed window to front elevation.

Integral Single Garage

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

Accessed from both the hallway and via an up and over door to the front of the property is a single garage with power, plumbing and lighting providing invaluable storage. There is a most useful utility area to the rear with space and plumbing for a washing machine, tumble dryer and additional appliance.

FIRST FLOOR

Landing

A return, carpeted staircase leads up to the first floor landing of this delightful home. Oak panelled doors open into a spacious, living dining kitchen to the rear, a comfortable lounge to the front elevation and a study for those now working from home.

Living Dining Kitchen

20'0" x 18'4" (6.1m x 5.6m)

The real hub of this home is the generous living dining kitchen across the rear of the property with a large double glazed window and sliding doors leading out to the decked balcony, allowing an abundance of natural light. The kitchen is fitted with a range of attractive base and wall units and drawers with complementary worksurfaces over and attractive herringbone style tiling to splashbacks. A large central island with inset sink and mixer tap and cupboards providing further storage is a great spot to sit and enjoy a chat and a coffee. Incorporating a range of integrated appliances including electric oven, dishwasher, fridge freezer, microwave and induction hob with extractor over this really is a very well appointed kitchen, perfect for entertaining family and friends. There is ample room for a family dining table and comfortable sofas.

Lounge

13'9" x 9'10", 29'6" (4.2m x 3.9m)

A cosy room to the front of the property with double glazed window enjoying far reaching views, carpeted flooring and radiator. A coal effect gas fire with timber surround creates a lovely focal point to this room.

Home Office/ Bedroom Four

7'10" x 6'10" (2.4m x 2.1m)

With double glazed window, carpeted flooring and radiator, the perfect, quiet spot for those now working from home,

SECOND FLOOR

Landing

A return, carpeted staircase leads to the second floor, where one finds two double bedrooms, the master benefitting from an en suite shower room, a good sized single bedroom and the modern, three-piece house bathroom.

Master Bedroom

13'1" x 12'9" (4.00m x 3.9m)

A great sized double bedroom with double glazed window to front elevation, carpeted flooring and radiator. Door into:

En Suite Shower Room

A modern, three-piece shower room with low level w/c, hand basin with chrome mixer tap and shower cubicle with thermostatic shower, glazed door and attractive wall tiling.

Bedroom Two

12'9" x 9'10" (3.9m x 3.0m)

A lovely double bedroom to the rear of the property with double glazed window with a delightful aspect over the rear garden, carpeted flooring and radiator. Tall, fitted wardrobes.

Bedroom Three

9'6" x 8'2" (2.9m x 2.5m)

A good sized single bedroom to the rear with double glazed window, carpeted flooring and radiator.

Bathroom

A very well presented, modern, three-piece house bathroom with low level w/c, hand basin with chrome mixer tap and bath with shower attachment. Neutral wall tiling, complementary floor tiles. Chrome, ladder style, heated towel rail, obscure double glazed window.

OUTSIDE

Garden

The property enjoys a spacious decked balcony off the living dining kitchen with ample room for outdoor furniture, the ideal spot to sit and relax in the afternoon sunshine or enjoy entertaining family and friends bringing the outside in in warmer months. From the ground floor living room there is access to an attractive, paved garden with tall banking with mature planting. There is a sizeable paved area to the side of the property.

Driveway Parking

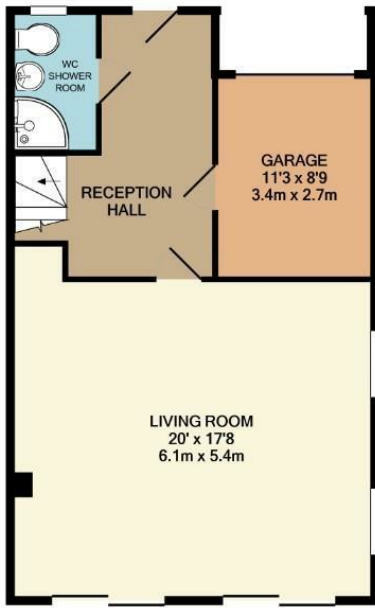
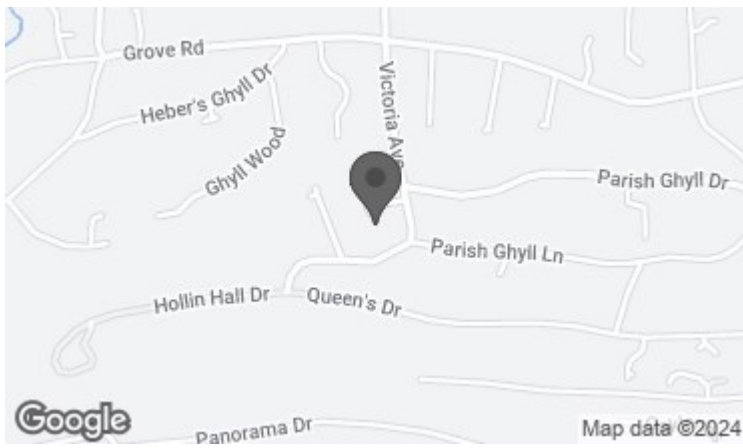
A block paved driveway to the front of the house provides parking for up to four vehicles.

UTILITIES AND SERVICES

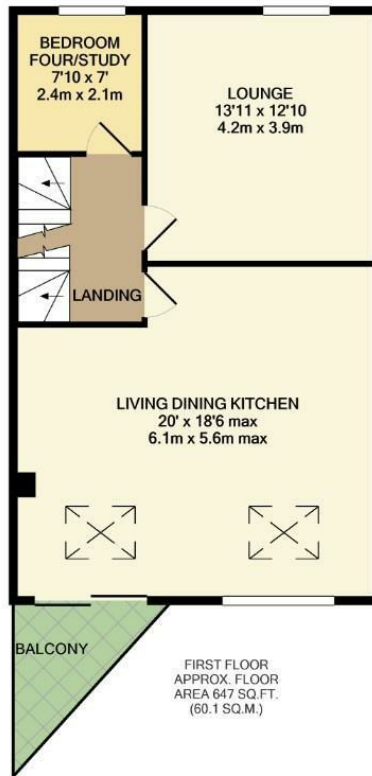
The property benefits from mains gas, electricity and drainage. Superfast Fibre Broadband is shown to be available to the property.

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

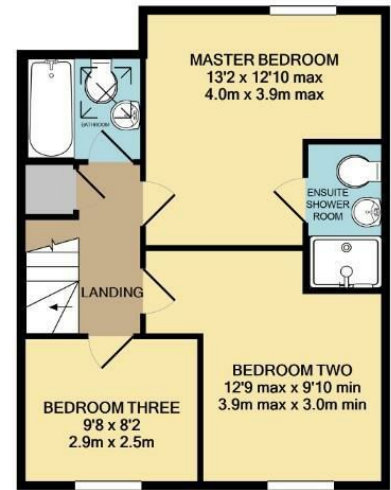




GROUND FLOOR
APPROX. FLOOR
AREA 616 SQ.FT.
(57.3 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 647 SQ.FT.
(60.1 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 506 SQ.FT.
(47.0 SQ.M.)



TOTAL APPROX. FLOOR AREA 1770 SQ.FT. (164.4 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
77	84

Environmental Impact (CO ₂) Rating	
Current	Potential

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