

Harrison Robinson

Estate Agents



3 Uplands Ben Rhydding Drive, Ilkley, LS29 8BD

Price Guide £795,000

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GROUND FLOOR

Entrance Hall

Stone steps lead to a covered, tiled porch with a composite door opening into the private entrance hall. This is a lovely space to greet family and friends with carpeted flooring, wall panelling and cupboard with shelves providing useful storage. A carpeted, return staircase with wall panelling, double glazed windows to the half landings, affording fabulous, far reaching views, and original balustrading leads up to the second floor landing space. A hatch with fitted, pull down ladder gives access to a good sized, part boarded loft area providing ample storage. Carpeted steps lead to the:

SECOND FLOOR

Landing

A long hallway with original pine doors opening into the principal rooms. Double glazed windows allow natural light with a most useful office area with bespoke, fitted desk, cupboard and drawers, ideal for anyone working from home. Carpeted flooring, downlighting, two radiators. A range of bespoke, fitted cupboards provide excellent storage. A walk-in pantry and laundry room is a most useful space.

Breakfast Kitchen

17'4" x 16'0" (5.3 x 4.9)

A beautifully presented dining kitchen with bespoke, Eastburn pine fitted units with cup handles and door knobs, Quartz work surfaces, upstands and Metro tiling to splashbacks. There is a full complement of integrated appliances including two, slide and hide Neff ovens, induction hob with extractor, dishwasher, tall fridge and tall freezer and wine cooler. A Belfast sink with Quooker tap sits beneath a double glazed window affording a fantastic view over the gardens below and across the Wharfe Valley. A large, peninsula island provides ample seating and there is also additional room for chairs or sofa if desired. Grey, vertical, contemporary style radiator, wood effect, vinyl flooring, downlighting and pendant lighting.

Lounge

23'11" x 18'0" (7.3 x 5.5)

A generously proportioned, dual aspect sitting room with carpeted flooring, two radiators and feature, recessed fireplace with a porcelain tiled hearth. Carpeted flooring, exposed beams, downlighting. Wonderful views over the gardens and fields beyond.

Master Bedroom

12'9" x 11'1" (3.9 x 3.4)

A delightful double bedroom with carpeted flooring, double glazed patio door, enjoying delightful views, leading out to a small balcony area, which in turn gives access down to the ground via a wrought iron, spiral staircase/fire escape. Wooden panelling, downlighting, contemporary style radiator, door into.

En Suite Shower Room

A modern, ensuite shower room with low-level W.C., pedestal handbasin with black mixer tap and walk-in shower with black, drench shower and thermostatic Grohe controls. Neutral wall and floor tiling with under floor heating, downlighting, recessed shelving. Radiator, double glazed windows looking out over the garden and fields beyond.

Bedroom Two

15'1" x 13'5" (4.6 x 4.1)

A spacious double bedroom with carpeted flooring, exposed beams, radiator and with ample room for bedroom furniture. A large, double glazed window affords fantastic, far reaching views across the open countryside.

Bedroom Three

13'9" x 8'2" (4.2 x 2.5)

A double bedroom with carpeted flooring, fitted wardrobe and vertical radiator. A double glazed window enjoys a superb view across open countryside.

Bathroom

A stunning, three-piece bathroom with low level w/c with concealed cistern, two handbasins with wall mounted taps set in a bespoke vanity unit and beautiful bath with wall mounted tap and controls. High quality Metro tiling to walls with decorative Turkish accent tiles. Parquet style flooring, Velux.

OUTSIDE

Garden

The property benefits from truly delightful gardens with areas of lawn, decked areas to catch the sun, and with gravelled pathways, mature shrubs and trees maintaining privacy. The views are simply stunning and there is a pagoda with decking, where one can sit and enjoy the far reaching, Wharfe Valley Views whilst watching the sun go down. A well maintained hot tub is included in the sale. EV charger.

Barbecue Hut

A decked pathway leads to a fantastic, timber hut with double glazed windows, fitted benches, power and with central log burner with chimney flue. This is the perfect, cosy spot to relax and entertain friends and family, whatever the weather.

Garden Room / Studio / Office

23'11" x 9'10" (7.3 x 3.0)

A recently installed garden room with double glazed windows and doors, wooden flooring and with power, lighting, insulation and electric, wall mounted heater. This would make a perfect office for anyone working from home or fantastic room in which to sit and enjoy the garden in cooler weather.

Workshop / Garage

18'4" x 16'0" (5.6 x 4.9)

A double garage providing great space, perfect as a workshop or for storage with power and lighting, up and over door and uPVC side door.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

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.

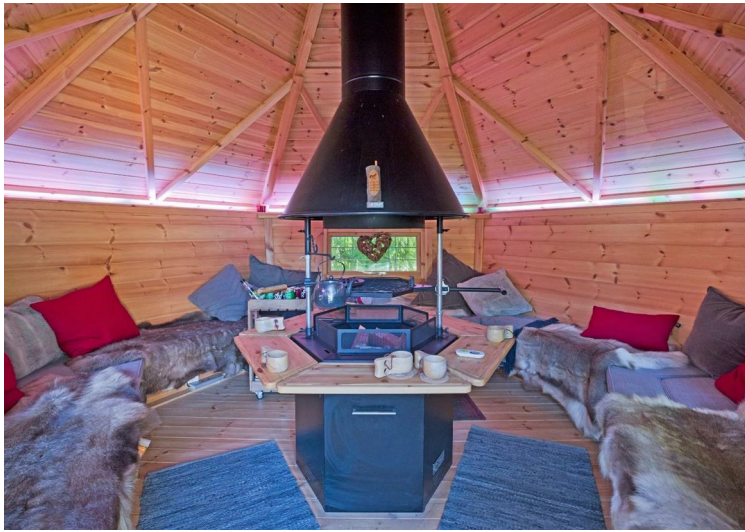
TENURE

We are advised by our vendor that the apartment is leasehold with a share of the freehold with the remainder of a 999 year lease from 1998.

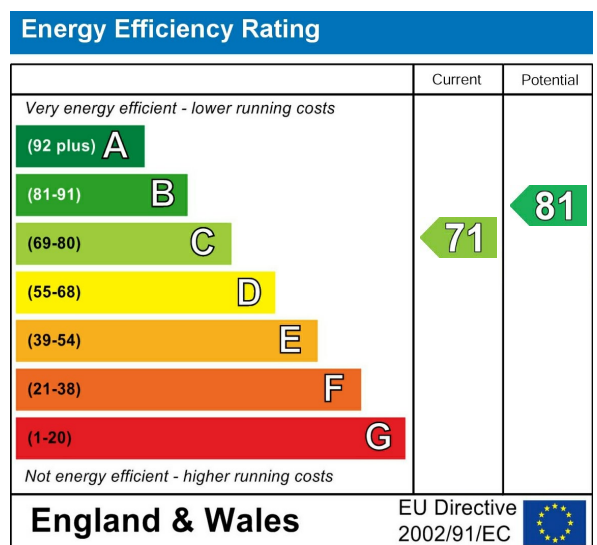
The service charge is agreed amongst the three apartment owners and is currently £130 per month.

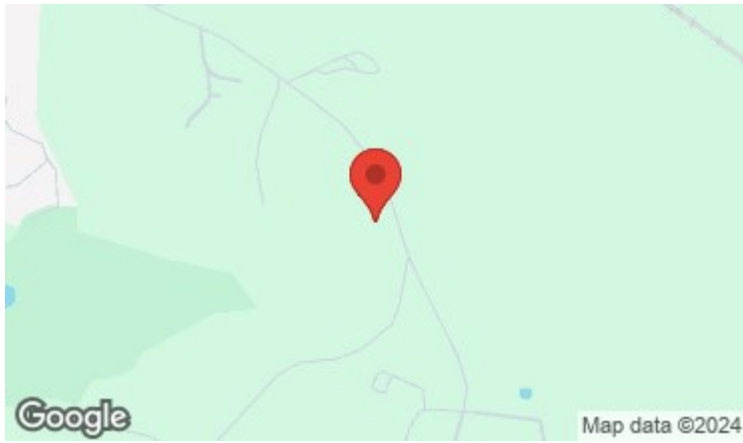
Pets are allowed.

There is an annual maintenance charge for all the properties of Ben Rhydding Drive. The figure for 3 Uplands is currently £100 per annum.



- With No Onward Chain A Fantastic Three Bedroom Penthouse Apartment
- Substantial Gardens With Garden Room, Barbecue Hut And Hot Tub
- Private Driveway With Ample Parking
- Stunning Wharfe Valley Views
- Recently Fitted Eastburn Pine Breakfast Kitchen
- Generously Proportioned Dual Aspect Lounge
- Master Bedroom With En Suite
- Wonderful Walks And Direct Access On To The Moors
- Prestigious Ben Rhydding Location
- Council Tax Band G





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.