

Harrison Robinson

Estate Agents



1 Low Wood Rise, Ilkley, LS29 8AZ

£679,950

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GROUND FLOOR

Reception Hall

A UPVC double glazed door with two opaque glazed panels opens into a most spacious and welcoming reception hall with two timber framed, opaque glazed windows to the front elevation allowing the light to flood in. A fitted desk with shelving above is a great spot for someone working from home or a teenager with homework to do! Practical laminate flooring and radiator. A carpeted staircase with painted, timber balustrade leads to the first floor and an understairs cupboard houses the central heating boiler and the consumer unit. A door opens into:

Lounge

23'11" x 10'8" (7.31 x 3.27)

A wonderfully spacious lounge running the full width of the property. A large, UPVC, double-glazed window to the front elevation immediately draws the eye as it offers the most spectacular, far reaching views over Ilkley and to the countryside beyond. A further UPVC double-glazed window to the side elevation affords yet another lovely view and a UPVC double-glazed single door with large side window enhances the bright atmosphere and affords a pleasant view over the rear garden. A feature fireplace houses the original open fire (use subject to a chimney inspection). Laminate flooring and two radiators.

Breakfast Kitchen

15'8" x 10'9" (4.78 x 3.28)

A great sized kitchen fitted with a range of solid pine base and wall units with brass handles and complementary laminate worksurface and tiled splashback over and incorporating a breakfast bar. Double stainless steel sinks and drainer with monobloc tap sit beneath a large UPVC double-glazed window providing a pleasant outlook over the rear garden - ideal for keeping an eye on the children playing. Integrated appliances include a Bosch double electric oven and a stainless steel six burner gas hob with chimney hood and extractor over. Space and plumbing for a dishwasher and space for an American style fridge/freezer. Tile effect vinyl flooring and radiator. A UPVC, double-glazed window to the side facing elevation enhances the bright atmosphere. An archway opens into:

Dining Room

12'10" x 10'9" (3.92 x 3.28)

What a fabulous environment in which to enjoy mealtimes with family and friends enjoying the breathtaking Wharfe Valley views through a large, UPVC, double-glazed window to the front of the property. Plenty of room for a large dining table. Laminate flooring and radiator.

W.C.

Fitted with a concealed cistern w.c. and oval washbasin with mixer tap sitting in a vanity unit. Vinyl flooring, extractor fan and generous concealed storage cupboards.

Study

9'8" x 5'6" (2.95 x 1.68)

A great place to get away from the hustle and bustle of family life. Well-equipped with a fitted desk and shelving. A UPVC double-glazed window with opaque glazing allows for ample natural light. Carpeting and radiator.

Boot Room

Ideally suited to the needs of a family, this is a good-sized boot room with space to hang coats and store shoes. Space and plumbing for a washing machine. Practical, vinyl flooring. A UPVC double-glazed half-glazed door leads out to the rear patio and garden. A perfect spot to kick off muddy shoes and boots.

FIRST FLOOR

Landing

A spacious, carpeted landing with access to all five bedrooms and the house bathroom. Loft access gives access to a spacious fully-boarded loft with ample storage space for a family.

Bedroom One

10'9" x 9'6" (3.28 x 2.92)

This double bedroom is filled with natural light courtesy of the south facing UPVC double-glazed window. Carpeting, radiator and fitted bedside tables.

Bedroom Two

13'1" x 10'5" (4.01 x 3.20)

A great-sized, double bedroom to the front elevation with a UPVC, double-glazed window affording a great Wharfe Valley view. Carpeting and radiator.

Bedroom Three

10'8" x 8'8" (3.27 x 2.66)

Another double bedroom, this time to the rear elevation with a large, UPVC double-glazed window affording a lovely view. Carpeting and radiator.

Bedroom Four

10'9" x 8'5" (3.30 x 2.57)

A further double bedroom to the rear of the property with a UPVC, double-glazed window offering a pleasant view. Carpeting and radiator.

Bedroom Five

8'9" x 7'10" (2.69 x 2.41)

Currently used as a home office, a good-sized, single bedroom to the front of the property - yet another opportunity to marvel at the stunning Wharfe Valley view through the UPVC, double-glazed window. Carpeting and radiator.

Bathroom

A good-sized, four-piece house bathroom consisting of a large, corner shower cubicle with sliding doors and mains thermostatic shower, a panel bath, a vanity washbasin and a concealed cistern w/c. A large, UPVC, double-glazed window with obscure glazing allows plenty of natural light to flood in. Fully tiled around the shower and half tiled around the basin and w/c. Tall, vertical, ladder, towel radiator and extractor fan. Tile effect, vinyl flooring and downlighting.

OUTSIDE

Driveway & Garage

17'11" x 16'7" (5.48 x 5.06)

A long, tarmac driveway leads up from the roadside and continues into a block-paved approach to the great-sized, double garage with up and over doors, power and a single door to the side.

Gardens

The property sits well on its generous plot and benefits from good-sized gardens to three sides. The garden is predominantly laid to lawn with mature shrubs and trees. The front is made up of areas of lawn with borders of established planting and some shrubs and small trees. To the rear one finds a good-sized lawn and a large block paved patio area providing an ideal area for children to play. Borders and raised beds provide areas for colourful planting. Privacy is maintained by fencing.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

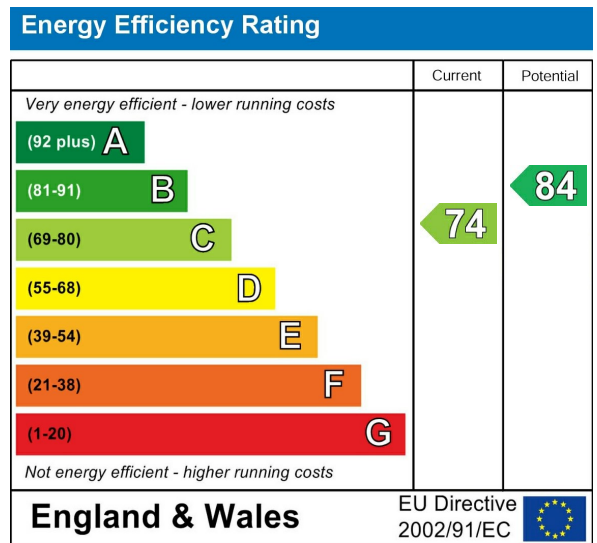
There is Superfast Fibre Broadband available to the property.

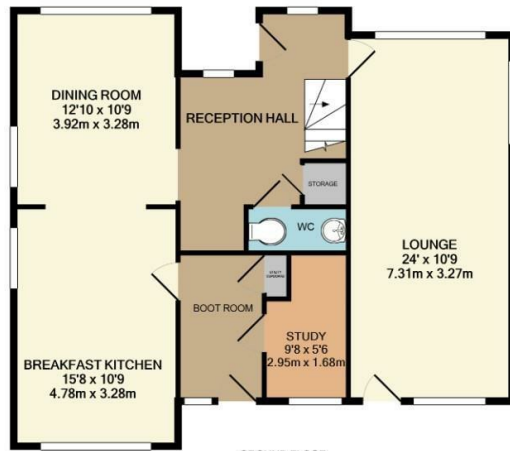
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

Tel: 01943 968 086

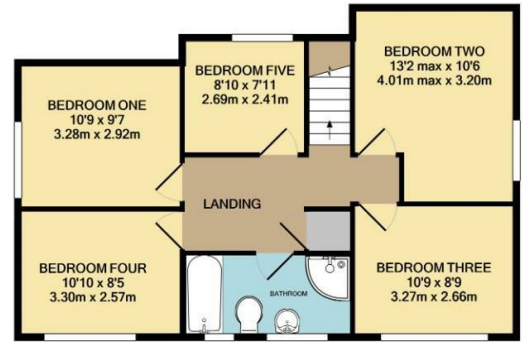


- Five Bedroom Detached Family Home
- Delightful Cul-De-Sac Location
- Stunning Long Distance Views
- Exciting Opportunity for Someone to Update
- Two Reception Rooms
- Study & Boot Room
- Sizeable Plot & Lovely Gardens
- Driveway Parking & Double Garage
- Walking Distance to Train Station & Excellent Schools
- Council Tax Band F

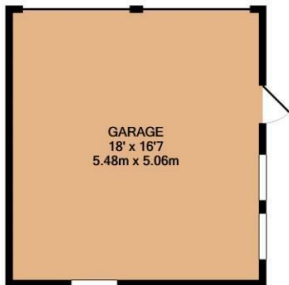




GROUND FLOOR
APPROX. FLOOR
AREA 1126 SQ.FT.
(104.6 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 644 SQ.FT.
(59.8 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1472 SQ. FT. (136.8 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



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