

Harrison Robinson

Estate Agents



1 Woodlands Close, Ilkley, LS29 9BY

Price Guide £740,000

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GROUND FLOOR

Entrance Hall

A half glazed, uPVC entrance door opens into a welcoming entrance hall. Carpeted flooring, radiator, doors open into the lounge, dining kitchen, snug/family room and cloakroom. A carpeted staircase leads to the first floor of the property. Understairs storage cupboard, further cupboard with hanging rails for coats.

Dining Kitchen

24'0" x 11'3" (7.32 x 3.45)

A lovely, large, light and airy dining kitchen with double glazed windows to both front and rear allowing ample natural light. Fitted with a range of pale wood cabinetry with complementary work surfaces and tiled splashbacks. Appliances include new electric oven and grill, newly fitted induction hob with extractor over and freestanding dishwasher. A stainless steel sink and drainer with chrome mixer tap sits beneath a window overlooking the delightful, South facing rear garden. Laminate flooring, radiator, downlighting, there is ample space for a family dining table making this a most sociable room.

Family Room

12'4" x 9'8" (3.78 x 2.97)

A second reception room, which would work well as a playroom/snug or home office with double glazed sliding doors leading out to the garden. This is a particularly sunny room to sit and enjoy the southerly aspect. Carpeted flooring, radiator, coving.

Lounge

23'1" x 12'9" (7.05 x 3.91)

A light and airy, dual aspect lounge with large, double glazed windows enjoying fabulous, long distance Wharfe Valley views. Carpeted flooring, two radiators, coving. A coal effect gas fire with stone surround and hearth creates a lovely focal feature to this room.

Cloakroom

A good sized cloakroom with low-level W.C./ handbasin with chrome mixer tap set in a vanity unit with white wall tiling to half height and complementary floor tiles. Chrome heated towel rail, extractor, double glazed window enjoying lovely views.

Utility Room

13'6" x 7'4" (4.12 x 2.26)

A large utility room with access to the garden with cupboards and drawers beneath worksurfaces and tiled splashbacks. Space and plumbing for a washing machine and tumble dryer, stainless steel sink and drainer with chrome mixer tap beneath a double glazed window to the front of the property. Two, further windows allow natural light. Laminate flooring, radiator, downlighting.

FIRST FLOOR

Landing

A carpeted staircase with white balustrading and handrail leads to the first floor of the property. Doors open into three double bedrooms, the master benefiting from an ensuite shower room, a three-piece house bathroom and cupboard with shelving and radiator.

Master Bedroom

12'9" x 12'4" (3.91 x 3.76)

A good sized double bedroom with large double glazed window to the side elevation enjoying wonderful views across the valley and up to Ilkley Moor. Carpeted flooring, radiator, fitted cupboards and drawers. Door into:

En Suite Shower Room

With low-level W.C., pedestal hand basin with chrome taps and shower cubicle with thermostatic shower, glazed door, white wall tiling and extractor. Downlighting, tile effect vinyl flooring, tall, chrome, ladder style, heated towel rail. Obscure, double glazed window to rear elevation.

Bedroom Two

13'11" x 10'11" (4.26 x 3.34)

A second double bedroom with large, double glazed window, again enjoying delightful, long distance views. Carpeted flooring, radiator, fitted wardrobes, drawers and recessed cupboard with useful shelving. A door opens to a most useful undereaves carpeted area.

Bedroom Three

11'8" x 11'3" (3.56 x 3.45)

A large single bedroom or small double with double glazed window enjoying a direct view across to Beamsley Beacon and beyond. Carpeted flooring, radiator, a hatch gives access to the loft area.

Bathroom

With low-level W.C., pedestal handbasin with chrome taps and panel bath with thermostatic shower, glazed screen and white wall tiling. Downlighting, mirror fronted vanity unit, radiator. Obscure, double glazed window to rear.

OUTSIDE

Gardens

The property enjoys delightful gardens to three elevations with areas of level lawn, patios to catch the morning and afternoon sun and mature borders with attractive planting and hedging maintaining a good degree of privacy. Timber gates open to pathways leading round both sides of the property to the front garden.

Double Garage And Driveway Parking

17'11" x 14'9" (5.48 x 4.52)

A large garage with electric, up and over door, power, lighting and plumbing and windows to the side elevation. This is a great space providing excellent storage or parking, if needed. Wall mounted gas central heating boiler. A uPVC door leads out to the garden. A smart, block paved driveway provides parking for two vehicles.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

Ultrafast Fibre Broadband is shown to be available to this property. There is currently Virgin cable.

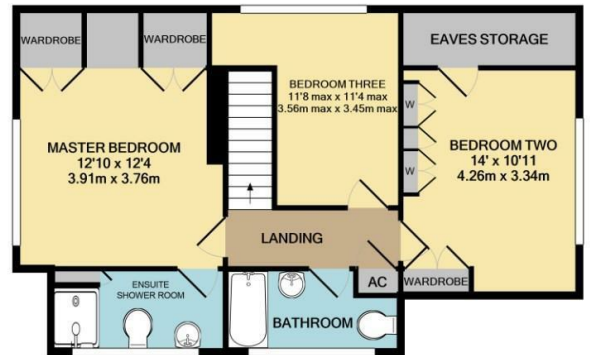
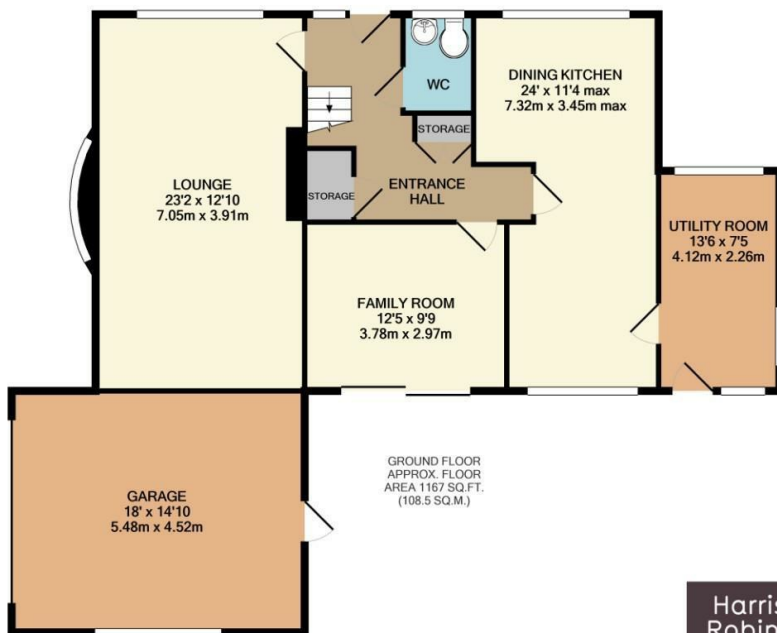
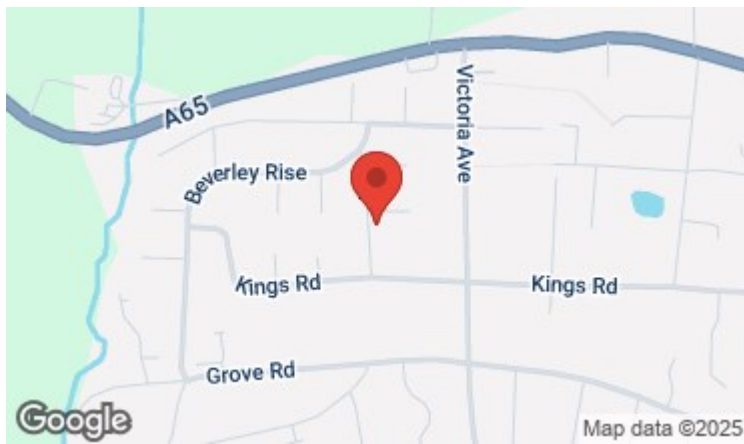
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

Tel: 01943 968 086



- ***No Onward Chain***
- Three Bedroom Detached House
- Delightful Corner Plot
- Stunning Long Distance Views
- South Facing Rear Garden
- Dining Kitchen
- Two Further Reception Rooms
- Master Bedroom With En Suite Shower Room
- Driveway Parking And Double Garage
- Council Tax Band F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(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 	



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TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 1842 SQ. FT. (171.1 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



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