

Harrison Robinson

Estate Agents



43 Cow Pasture Road, Ilkley, LS29 8SY

Price Guide £825,000

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GROUND FLOOR

Entrance Porch

A smart composite entrance door with transom light opens into an entrance porch. Decorative wall panelling, ceiling rose, attractive tiled flooring. A solid timber door with decorative glazing opens into the charming entrance hall.

Entrance Hall

Beautifully presented with high ceilings, attractive tiled flooring and traditional style radiator. Solid timber doors open into a dual aspect, spacious lounge, large, formal dining room and fantastic breakfast kitchen. A carpeted return staircase with handrail and wall panelling leads to the first floor landing.

Lounge

18'0" x 17'10" (5.49 x 5.44)

A generously proportioned, dual aspect lounge with two, large bay windows with plantation shutters, allowing an abundance of natural light. Solid wood flooring, picture rail, decorative coving, ceiling rose. Traditional style radiator. A log burning stove set on a slate hearth with exposed brickwork and stone surround is a fabulous focal feature to this room.

Dining Room

16'2" x 13'5" (4.95 x 4.09)

A beautifully presented second reception room currently arranged as a formal dining room with solid flooring, traditional style radiator and large double glazed bay window with wall panelling and plantation shutters. Attractive coving, picture rail, dado rail, ceiling rose. An open fireplace with marble surround and slate hearth is a fabulous focal feature to this room.

Breakfast Kitchen

18'0" x 13'8" (5.49 x 4.19)

Wow, a beautifully presented kitchen with a range of bespoke, solid wood grey cabinetry with stainless steel cup handles, Quartz worksurfaces and upstands. A range of integrated appliances includes a Smeg range cooker with seven ring gas hob set in a chimney breast with attractive metro tiling and lintel over, AEG microwave, AEG coffee machine, dishwasher and fridge freezer. A central island with attractive pendant lighting provides seating for four people and houses cupboards, drawers and wine fridge. Vertical radiator, herringbone style flooring, downlighting. Belfast style sink with brushed chrome, traditional style mixer tap with decorative tiling to splashback. Two double glazed windows allow natural light and afford fabulous views down the valley. A door from here leads down to the lower ground floor, where one finds a separate basement apartment.

LOWER GROUND FLOOR

Hall

A solid wood staircase with stainless steel handrail leads down to the lower ground floor, where one finds a fantastic, renovated basement apartment. Doors from the hall lead into a spacious dining kitchen with cloakroom/W.C. off, a lounge and double bedroom with ensuite facilities.

Dining Kitchen

15'10" x 10'0" (4.83 x 3.05)

A spacious dining kitchen fitted with a range of cream, high gloss cabinetry with stainless steel handles, grey worksurfaces and upstands and a range of integrated appliances including fridge/freezer, electric oven, four ring electric hob with stainless steel splashback and extractor over and slimline dishwasher. A one and a half bowl stainless steel sink with chrome mixer tap sits beneath a double glazed window overlooking the rear, paved courtyard garden. Tile effect vinyl flooring, radiator. The original stone fireplace creates a lovely characterful feel to this room. Downlighting, wall mounted gas central heating boiler. Door into understairs cloakroom/W.C. A uPVC door with decorative glazed panel and transom light leads out to the rear courtyard garden.

Cloakroom / W.C

With low-level W.C. and wall hung handbasin with chrome mixer tap, tiled splashback and wall mirror over. Laminate flooring, downlighting, extractor. Useful storage cupboard.

Lounge / Bedroom

16'11" x 14'11" (5.18 x 4.57)

A generously proportioned lounge with newly carpeted flooring, downlighting and radiator. A large double glazed window allows natural light. This room would work equally well as a double bedroom, if needed.

Bedroom

14'2" x 12'9" (4.32 x 3.91)

A good sized double bedroom with newly carpeted flooring, radiator and double glazed window. Downlighting, door into:

En Suite Shower Room

A well presented ensuite shower room with low-level W.C., wall hung hand basin with chrome mixer tap and separate shower cubicle with electric shower, waterproof wall boarding and glazed door. Neutral wall tiling to half height LED wall mirror extractor. Chrome ladder style heated towel rail downlighting.

FIRST FLOOR

Landing

A return staircase with carpet runner, wall beading and solid timber balustrading leads to the first floor landing of the property. A tall, double glazed window allows natural light and affords fantastic views across the valley. Doors from here open into a stunning, five-piece house bathroom and two double bedrooms. Carpeted flooring, traditional style radiator, wall panelling to half height.

Bedroom Two

14'9" x 14'6" (4.52 x 4.42)

A beautifully presented, large, dual aspect double bedroom with large windows affording glimpses of Ilkley Moor. Solid wood flooring, traditional style radiator. Picture rail, ceiling rose, door into:

En Suite Shower Room

A very well presented, traditional style ensuite shower room with low-level W.C., handbasin set in a Quartz surface with chrome mixer tap with vanity cupboard beneath and large, walk-in shower with thermostatic drench shower with wall mounted controls, fixed glazed screen and white metro tiling. Traditional style heated towel rail, attractive floor tiling, downlighting. Large double glazed window with fitted blind.

Bedroom Three

13'3" x 11'8" (4.06 x 3.56)

A second, good sized double bedroom with solid wood flooring, original, attractive fireplace, traditional style radiator and large double glazed window enjoying fantastic views across parkland and up to Ilkley Moor.

Bathroom

18'0" x 8'5" (5.49 x 2.59)

A large, five-piece house bathroom, beautifully presented in a traditional style with low-level W.C., slipper bath with freestanding, telephone style shower attachment, two handbasins with traditional style, chrome mixer taps set in a bespoke, solid wood vanity unit and walk-in shower compartment with thermostatic drench shower, fixed glazed screen and attractive metro tiling to walls. Complementary floor tiles, attractive pendant lighting and ceiling light, traditional style heated towel rail. Wall panelling to half height, original fireplace adding to the character. Two double glazed windows with fitted blinds, extractor.

SECOND FLOOR

Master Bedroom

18'4" x 17'8" (5.59 x 5.41)

A carpeted staircase with solid timber balustrading and wall panelling to half height leads to a fantastic room, currently arranged as a bedroom, with Velux enjoying superb views up to the moor and additional, double glazed window with views across the Wharfe Valley. High-quality laminate flooring, traditional style radiator. Three traditional style radiators, under eaves storage, exposed beams adding to the character feel. Downlighting. Door into:

En Suite Shower Room

Immaculately presented with low-level W.C., wall hung hand basin with wall mounted controls and LED mirror over and shower cubicle with black drench shower plus additional attachment, fixed glazed screen and metro tiling to walls. Traditional style heated towel rail, attractive floor tiling, downlighting. Exposed beam, Velux.

Dressing Room

14'11" x 14'4" (4.57 x 4.37)

Doors from the bedroom open into a superb dressing room with carpeted flooring, Velux enjoying fantastic views of the moor plus additional side window with fitted blind. Exposed beams, downlighting. Ample room for wardrobes, drawers and dressing table. This room would also work well as a bedroom, if desired.

OUTSIDE

Gardens

The property enjoys a lawned garden to the front and side elevations with patio areas, ideal for outdoor furniture and relaxing and mature, attractive planting. Manicured hedging maintains privacy, a timber shed provides great storage and a charming summerhouse is a lovely spot to sit and enjoy the outdoor space. To the rear one finds a smart, paved courtyard garden, accessed from the kitchen in the basement apartment, again where there is space for outdoor furniture and a flower bed for planting.

Parking

A driveway to the side elevation provides off road parking for one car, a great feature for a property of this type.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

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

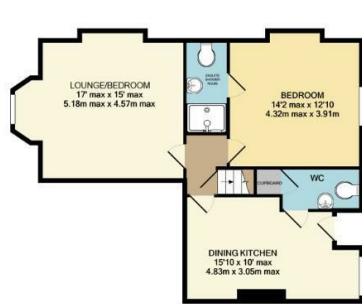
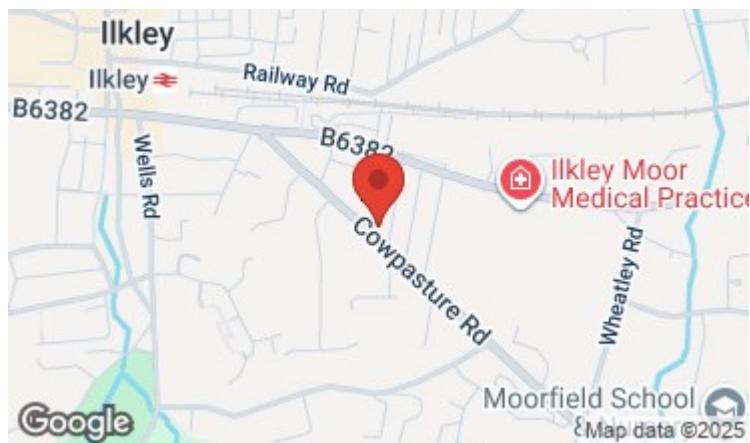
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

Tel: 01943 968 086

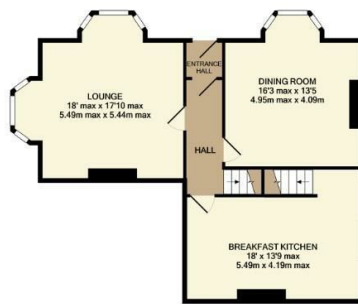


- Fabulous Four/Five Bedroom Period End Terraced Property
- Beautifully Presented Throughout
- Retaining Many Original Features
- Separate Lower Ground Floor Apartment
- En Suite Facilities To Two Bedrooms
- Master Bedroom Served By A Spacious Dressing Room
- Wonderful Long Distance Views
- Walking Distance To Central Ilkley And Train Station
- Close To Excellent Schools And Moor Walks
- Council Tax Band D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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 	



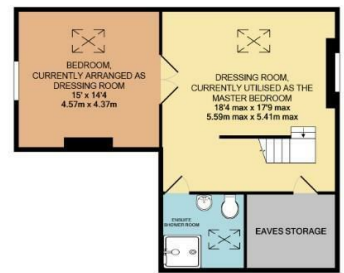
BASEMENT LEVEL
APPROX. FLOOR
AREA: 707 SQ.FT.
(65.7 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA: 741 SQ.FT.
(67.3 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA: 665 SQ.FT.
(61.9 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA: 674 SQ.FT.
(62.7 SQ.M.)



TOTAL APPROX. FLOOR AREA 2772 SQ.FT. (257.5 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 misstatement. This plan is for guidance 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 operating or efficiency can be given.



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