

# Harrison Robinson

Estate Agents



**Hollygate Windermere Avenue, Menston, Ilkley, LS29 6NR**  
**£765,000**



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## GROUND FLOOR

### Reception Hall

A composite door with two opaque, glazed panels flanked by two tall glazed panels and transom light over set within a feature archway opens into a bright, airy and most welcoming reception hall. Practical, fitted doormat and space to hang coats and store footwear. An original, carpeted staircase with painted spindle balustrade leads to the first floor. Coving, dado rail and space for a console table. LVT flooring and traditional style radiator.

### Living Dining Kitchen

31'2" x 17'8" (9.50 x 5.41)

One cannot fail to fall in love on entering this most spacious, luxury kitchen fitted with stylish, green units with complementary Quartz worksurfaces and upstands over. A large central island offers a breakfast bar seating area and further storage – a great spot to sit and relax with a coffee! Integrated appliances include a Neff double oven, a Neff induction hob with chimney hood and extractor over, a Neff dishwasher, a tall fridge/freezer plus additional under counter freezer, a large wine fridge and a bin store. An inset Franke, stainless-steel, one and a half bowl sink with traditional style, monobloc tap sits beneath a bay window overlooking the delightful garden. A matching bay window enhances the light atmosphere and garden aspect whilst incorporating a charming window seat. Continuation of the LVT flooring. Two sets of bi-fold doors allow an abundance of natural light to flood in and give access onto the lovely, rear garden. There is ample room for a large dining table and a corner sofa. This is a wonderful area in which to entertain! Two traditional style radiators and matching vertical radiator, coving, downlighting and TV point.

### Lounge

13'10" x 13'10" (4.22 x 4.22)

A charming sitting room of lovely proportions. One's eyes are drawn to the fireplace with cast iron log burning stove stove sitting on a stone hearth with timber mantle over. Beautiful, bespoke, Sharps fitted cupboards to the alcoves with book shelves above. A bay window with UPVC double glazing affords some lovely moorland views. Coving, a ceiling rose and dado rail enhance the characterful feel. Carpeting TV point and radiator.

### Family Room / Study

11'0" x 8'8" (3.36 x 2.66)

A good-sized, most versatile second reception room, currently used as a study/home office. Window to the front elevation, carpeting and radiator.

### Utility Room

9'6" x 8'7" (2.92 x 2.64)

A great-sized utility room/boot room, fitted in co-ordinating units to those of the kitchen, providing useful extra storage with complementary marble effect, laminate worksurface over. Composite sink with drainer and monobloc, sprinkler tap. Space and plumbing for a washing machine and space for a tumble drier. A cupboard houses the Worcester central heating boiler. Space to hang coats and a useful bench incorporates storage for shoes. Tall, vertical, ladder radiator, LVT flooring and downlighting. A composite door with opaque glazed panel provides external access to the side of the property - a useful entrance door following a muddy walk in the surrounding countryside.

### WC

A lovely w/c, beautifully decorated with tongue and groove, wooden panelling to half-height with coordinating floral wallpaper. Comprising of a wall mounted, corner washbasin with black monobloc tap and a concealed cistern w/c. Black, electric radiator, useful shelf, LVT flooring and sensor light.

## FIRST FLOOR

### Landing

A broad staircase leads up to one landing to the right from which one accesses two double bedrooms. Linen cupboard. To the left of the staircase is the main carpeted landing, which leads to two large doubles and the house bathroom.

### Master Bedroom

12'11" x 12'4" (3.96 x 3.78)

A charming, double bedroom of lovely proportions. The coving enhances the characterful feel. A large, double-glazed window offers a pleasant outlook over the lovely, rear garden below. Carpeting and radiator. Open into:

### Dressing Room

A carpeted dressing room with wardrobes and space for a dressing table. A doorway leads into:

### En Suite Shower Room

A spacious, beautifully appointed en suite incorporating a large, walk-in shower enclosure with glazed screen and mains thermostatic drench shower with wall-mounted controls, a low-level w/c and vanity washbasin with monobloc tap and mirrored cabinet above. Fully tiled to the walls and floor including stylish, complementary textured tiling to one wall. A UPVC, double-glazed window with part opaque glazing affords ample natural light. Tall, chrome, ladder style, towel radiator. Coving, downlighting and extractor fan.

### Bedroom Three

14'2" x 12'6" (4.34 x 3.82)

Another generous, double bedroom, this time to the front of the property benefitting from a lovely bay window with window seat affording some superb, far reaching, countryside views. Coving, carpeting, wall shelves and radiator.

### Bathroom

A luxury, four-piece house bathroom incorporating a bath with central waterfall style mixer tap, a large, walk-in shower cubicle with mains thermostatic shower and separate hand-held shower attachment, a concealed cistern and a vanity washbasin with matching waterfall mixer tap. Stylish wall tiles with attractive, mosaic accent tiling and tiled floor. Chrome, ladder, towel radiator, coving, downlighting and extractor fan. A window with opaque glazing with lovely, stained glass, leaded top windows allow for plenty of natural light.

### Bedroom Four

15'0" x 8'8" (4.58 x 2.66)

This spacious, double bedroom offers a pleasant view over the rear garden and benefits from a large, deep, walk-in storage cupboard with hanging rails. Carpeting, radiator and downlighting.

### Bedroom Five

12'0" x 8'7" (3.66 x 2.64)

This wonderful, family home just keeps on giving! A lovely, double bedroom to the front of the property, currently used as a home office. A window with leaded panels allows the light to flood in. Fitted storage cupboard/wardrobe. Carpeting and radiator.

## SECOND FLOOR

### Landing

The carpeted staircase continues to wind its way up to the second floor. This house is certainly not short on storage! A double cupboard is accessed from the staircase leading up to the second floor and then there is the piece de resistance of storage cupboards - a walk-in storage room with carpeting and radiator, a great space for suitcases, Christmas trees, decorations and all the usual family paraphernalia. A Velux window above the staircase makes for a bright atmosphere. Wall light.

### Bedroom Two

13'9" x 12'7" (4.20 x 3.86)

This fabulous, double bedroom ensuite could serve as the Master bedroom but would make an ideal guest suite. A dormer window with fitted blinds provides a stunning view of the surrounding countryside. Under eaves storage, recessed shelving, carpeting, radiator and TV point. A very stylish, design concept, which incorporates contemporary, fitted wardrobes with the centre pair of double doors leading through to:

### En Suite Shower Room

A good-sized en suite shower room consisting of a walk-in shower with glazed screen and mains drench shower with black hand held shower attachment, a wall-mounted washbasin with black monobloc tap and tiled splashback with mirror above and a concealed cistern w/c. Wall-mounted, contemporary storage cupboard. One window with obscure glazing and a further larger window with blinds allow for ample natural light. Underfloor heating.

## OUTSIDE

### Driveway & Gardens

The property is approached via a tarmacadam driveway with ample room for some colourful pots and raised borders with planting. Log store. Hedging and fencing maintain privacy.

To the rear of the property is a most delightful, enclosed, level garden. Two sets of bi-fold doors open onto a flagged patio area, ideal for relaxing or al fresco entertaining and level, lawned area. A further patio lies to the rear of the garden. Raised beds and borders with established planting and shrubs. A timber shed provides useful storage. Privacy is maintained by tall hedging, fencing and the trees behind the garden.

### UTILITIES & SERVICES

The property benefits from mains electricity and drainage.

There is Ultrafast 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.

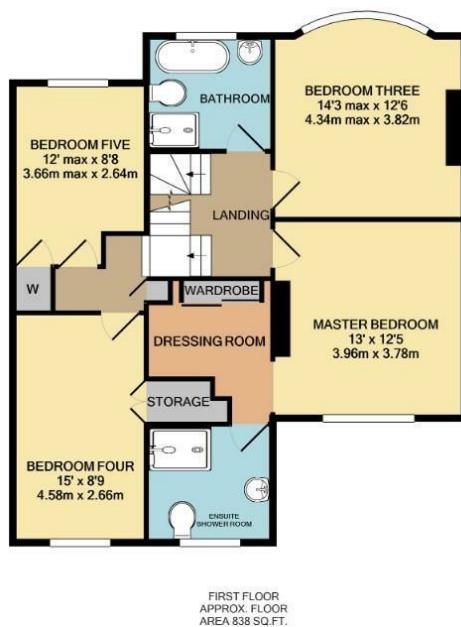
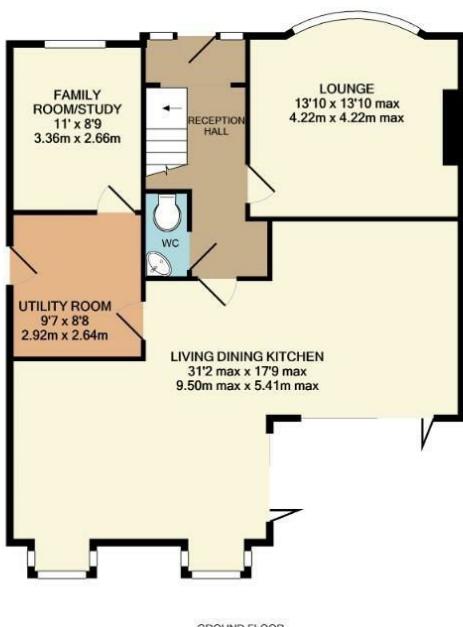
**Tel: 01943 968 086**



- Five Double Bedroom Semi-Detached House
- Original Character Features
- Contemporary Styling Throughout
- Stunning Living Dining Kitchen With Bi-Fold Doors
- Sitting Room With Log Burning Stove & Family Room
- Three Stylish Bathrooms Including Two En Suite
- Driveway Parking & Delightful Level Lawned Garden
- Beautiful Countryside Views
- Walking Distance To Local Amenities & Train Station
- Council Tax Band F

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	80	
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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TOTAL APPROX. FLOOR AREA 2114 SQ.FT. (196.4 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.



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