



HUNTERS[®]
HERE TO GET *you* THERE

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Woodlands Lodge, Owler Park Road, Ilkley, LS29

£945,000

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An individual four/five bedroom detached property enjoying impressive far reaching south westerly views across the valley towards Ilkley Moor. Located within Middleton, a very highly regarded residential area of Ilkley, Woodlands Lodge is nestled into the hillside and has a flexible reverse plan layout with the principle living space situated on the first floor floor to take full advantage of the views. The light and spacious accommodation briefly comprises, to the ground floor: welcoming reception hall, a generous guest bedroom complete with fitted wardrobes, a home office/further bedroom, shower room, utility and home gym. To the first floor, there is a dual aspect living room with balcony at the front to enjoy the fantastic views, a stylish kitchen dining room having access out to the rear garden, a double bedroom having Jack and Jill bathroom arrangement, and a further two double bedrooms. Externally the property benefits from a tarmac driveway and integral double garage to the front and to the rear there is an established and well stocked garden with patio seating areas, ideal for outdoor entertaining. In addition, the ground floor of the property offers the new owner scope for improvement and further development. Viewing is highly recommended to fully appreciate the exquisite views and location of the property.

Ilkley is a thriving, historical Yorkshire town in the Wharfe Valley offering a wide range of amenities, boutique shops, everyday stores, pubs, wine bars and restaurants to suit all tastes, as well as excellent social facilities to include the playhouse, lido pools, rugby, cricket and golf clubs. The town also benefits from well-regarded schools for all ages including Ilkley Grammar School. In addition, the stunning scenery of the Wharfe Valley provides opportunity for countryside walks. And for the commuter, the town is ideal, there are regular train services to both Leeds and Bradford and the airport for those travelling further afield.

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ACCOMMODATION

The property has majority timber framed double glazed windows and gas fired central heating throughout.

COVERED ENTRANCE PORCH

Glass panelled double front entrance door, leading to the reception hall.

RECEPTION HALLWAY

Spacious reception hall with wooden flooring leading to various rooms and stairway, cloakroom & shoe cupboard.

WC/SHOWER

Part tiled, window to the front, corner walk in shower, radiator, vanity storage, wash hand basin.

UTILITY

Compact utility room, having plumbing for washing machine.

GYM/HOBBY ROOM

Spacious room, having flexible use, also comprising jacuzzi, sauna, plunge pool & shower.

BEDROOM FOUR

Large double bedroom having fully fitted wardrobes and dressing table.

OFFICE/BEDROOM FIVE

Currently used as an office but could easily accommodate a double bed.

FIRST FLOOR LANDING/HALL WAY

Open spindle balustrade leading up to a light landing with a large window overlooking the attractive rear garden.

DINING KITCHEN

Well appointed kitchen and dining area with French doors out on to the garden patio leading on to the well established garden, archway through to the living room.

LIVING ROOM

Dual aspect living room with south facing balcony, sliding patio door, enjoying the beautiful far reaching views of the Ilkley Moor.

MASTER BEDROOM

Double bedroom, fully fitted wardrobes, south facing windows with views, Jack and Jill access to bathroom from the bedroom.

BEDROOM TWO

Double bedroom, dual aspect, views out to the garden.

BEDROOM THREE

Double bedroom, views on to the garden.

FAMILY BATHROOM

Large light bathroom with walk-in shower, large bath, wash hand basin and low level WC.

OUTSIDE

To the front of the property there is a garden area with a laid lawn and shrub/bush borders, a driveway and off street parking for 3/4 cars, bin store area and access at both sides of the property to the garden.

INTEGRAL DOUBLE GARAGE

Good storage space, additional plumbing for washing machine.

GARDENS

To the front of the property there is a garden area with a laid lawn and shrub/bush borders, a driveway and off street parking for 3/4 cars, bin store area and access at both sides of the property to the garden. The rear garden is a particular feature of this house, it has a patio area ideal for sitting out, a laid lawn, well established rockery on two levels. It is a delightful garden and offers a great deal of privacy.

DIRECTIONS

From Brook Street, in the centre of town, proceed down New Brook Street. Turn left onto Denton Road. Proceed along the road as it bends to the right and turn left onto Nesfield Road. Take the first right hand

turn onto Old Lodge Hill and immediately left onto Owler Park Road. The property can be found on the right hand side as you go up the hill and can be identified by our Hunters Exclusive For Sale board.

AGENTS NOTES

Tenure: Freehold

Council Tax Band G, Bradford City Council

To confirm, one of the owners of the property is an employee of Hunters Ilkley, as required by The Estate Agents Act 1979, Section 21.

ADDITIONAL SERVICES

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide, We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

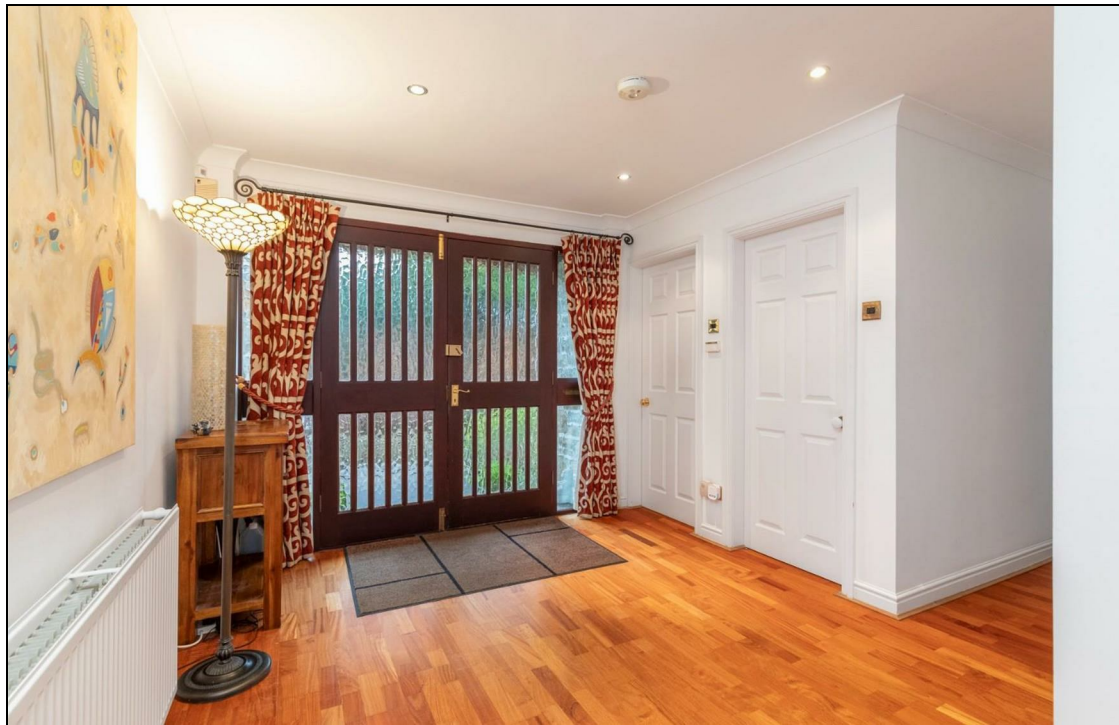
DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

KEY FEATURES

- DETACHED FAMILY HOUSE
- SOUTH FACING BALCONY WITH STUNNING VIEWS
- PRIVATE ROAD WALKING DISTANCE TO AMENITIES
- FOUR/FIVE BEDROOMS
- WELL ESTABLISHED PRIVATE GARDENS
- DESIRABLE LOCATION
- GYM WITH SAUNA & JACUZZI
- DRIVEWAY AND DOUBLE GARAGE
- EPC RATING D



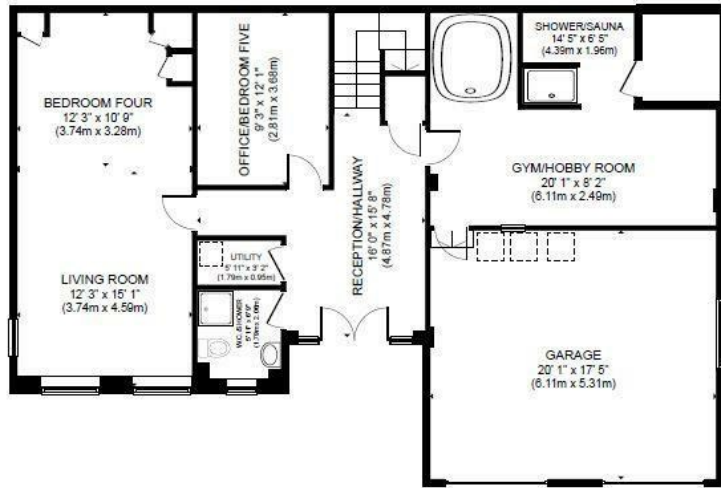










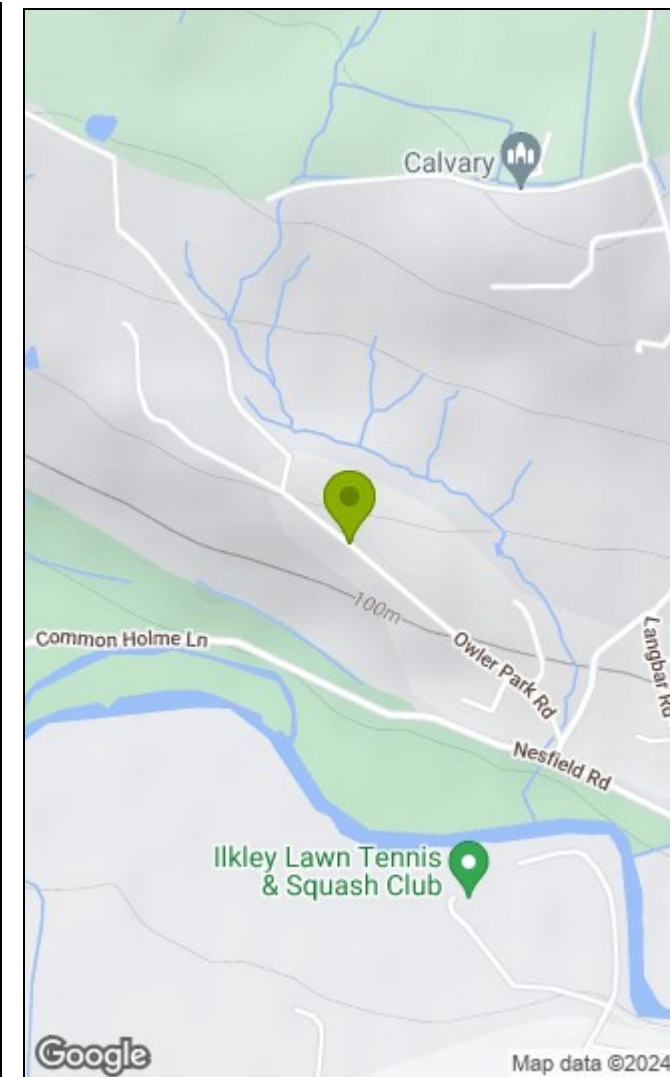


GROUND FLOOR



FLOOR 1

GROSS INTERNAL AREA
 GROUND FLOOR 987 sq.ft. (91.7 m²) FLOOR 1 1,326 sq.ft. (123.2 m²)
 EXCLUDED AREAS : GARAGE 349 sq.ft. (32.4 m²) BALCONY 82 sq.ft. (7.6 m²)
 TOTAL : 2,313 sq.ft. (214.9 m²)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		62	
(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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