



# Hadleigh House

Skipton Road | Ilkley | LS29 9BQ

Guide price £1,100,000

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128A Skipton Road |

Ilkley | LS29 9BQ

Guide price £1,100,000

A substantial 5/6 bedroomed detached family home set amongst beautiful, mature gardens, enjoying an exceptionally private location on the Western side of Ilkley.

With a stunning outlook towards the tennis club and Middleton beyond, Hadleigh House offers spacious and versatile accommodation arranged over two floors. A vast living area that leads out to a private terrace is a standout feature along with 5/6 ample bedrooms, two bathrooms and an integral double garage. The property occupies an excellent plot includes a sweeping driveway, lawned West facing garden and stables. Not being visible from Skipton Road and Stourton Road makes Hadleigh House one of Ilkley's best kept secrets.

With gas central heating and double glazing, the accommodation comprises:

## Upper Ground Floor

### Dining Hall

20'6 x 19'0 (6.25m x 5.79m)

A large, inviting space with ample room for a dining table and chairs.

### Cloakroom

7'2 x 5'9 (2.18m x 1.75m)

With hand wash bason set within vanity unit, w.c and cloaks cupboard.





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## Living and Dining Area

34'3 x 29'9 (10.44m x 9.07m)

### Living Area:

With an abundance of natural light via a triple aspect, the living area features a Contura wood burning stove with stone hearth and surround along with two sets of sliding glazed doors that lead out to the private terrace and a south facing paved area.

### Dining Area:

Adjoining both the living area and kitchen, with a window to the rear elevation.

## Breakfast Kitchen

14'4 x 14'2 (max) (4.37m x 4.32m (max))

Comprising a good range of base and wall units with coordinating work surfaces and concealed lighting plus a breakfast bar. Integrated appliances include an oven plus grill, four ring induction hob, microwave, fridge, freezer and dishwasher. A dual aspect provides a lovely outlook over open fields and towards the river.

## Bedroom

14'6 x 11'0 (4.42m x 3.35m)

Including an extensive range of fitted wardrobes and a Southerly aspect.

## Bedroom

9'10 x 8'10 (3.00m x 2.69m)

A further double bedroom.

## Bathroom

8'2 x 8'1 (2.49m x 2.46m)

Comprising a corner bath, walk-in rainfall shower, hand wash basin set within vanity unit, w.c, heated towel rail and an airing cupboard.

## Lower Ground Floor

### Inner Hall

With a deep downstairs store cupboard.

### Sitting Room

19'6 x 14'5 (5.94m x 4.39m)

With provision for an electric fire and a door leading out to the West facing garden.







## Kitchen

7'4 x 5'6 (2.24m x 1.68m)

Comprising base and wall units with coordinating work surfaces.

## Bedroom

20'0 x 15'1 (6.10m x 4.60m)

A vast double bedroom including a range of recessed wardrobes with store cupboards over and sliding glazed doors leading out to a paved area.

## Bedroom

14'4 x 14'3 (plus entry recess) (4.37m x 4.34m (plus entry recess))

Another ample double bedroom with a dual aspect.

## Bedroom

11'8 x 11'0 (3.56m x 3.35m)

Double bedroom including a range of recessed wardrobes and a dressing table.

## Bathroom

10'8 x 8'0 (3.25m x 2.44m)

Featuring a bath, walk-in rainfall shower, hand wash basin set within vanity unit, w.c and a heated towel rail.

## Outside

### Garden

To the side of the property is a picturesque, principally lawned garden that features mature trees, shrubs and colourful flowers. Steps lead up to a South facing paved area at the front of the property. A lawned area can also be found to the rear, with a wood store just beyond.

### Stables

23'10 x 9'6 (7.26m x 2.90m)

Currently utilised as useful storage space.

### Driveway

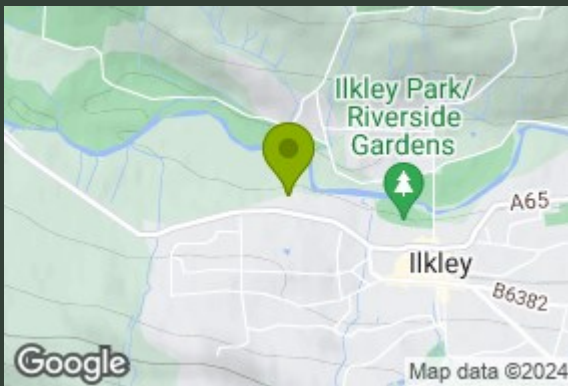
A sweeping driveway leads from Skipton Road, bending to the right and then the left as it passes the property. The driveway and garage combine to provide off-street parking for several cars.



A beautiful West facing garden enjoying a high degree of privacy, with off-street parking for several cars.







Total Area: 310.7 m<sup>2</sup> ... 3344 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	54	67
(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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