



Heath Park | | Ilkley | LS29 9PX

Asking price £625,000

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Ilkley | LS29 9PX
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An attractive detached bungalow situated at the head of a secluded cul de sac just off the highly regarded Grove Road, enjoying a stunning outlook towards two of Ilkley's most iconic landmarks; Heathcote and Myddleton Lodge.

With Mature Gardens to three sides and an ample driveway to the front, this imaginatively designed bungalow features a sizeable double garage that offers the potential to create further accommodation. The property comprises a spacious dining hall, sitting room with outstanding views, kitchen, principle bedroom with en suite, second bedroom, study and a shower room.

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

Upper Ground Floor

Dining Hall

13'10 x 11'9 (4.22m x 3.58m)

An inviting, spacious dining hall that connects the sitting room and kitchen, including a cloaks cupboard. Double doors lead to:

Sitting Room

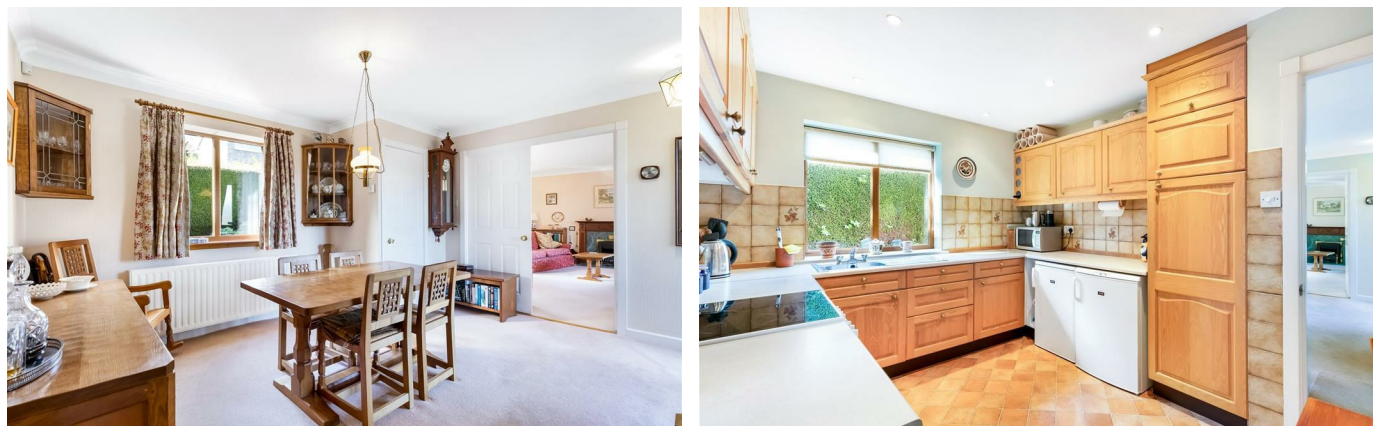
17'7 x 12'7 (5.36m x 3.84m)

Providing a truly outstanding outlook over the Western side of Ilkley, taking in Heathcote and Myddleton Lodge beyond. The sitting room also features a gas fire with marble surround and hearth along with sliding glazed door leading to a South facing paved area.

Study

6'11 x 7'7 (2.11m x 2.31m)

With a window providing a Westerly aspect.



Well-kept principally lawned garden with South facing paved seating area.



Kitchen

11'9 x 9'9 (3.58m x 2.97m)

Comprising a good range of base and wall units with coordinating work surfaces and concealed lighting. Appliances include provision for an oven, space for a fridge/freezer and plumbing for a washing machine. A door leads out to the garden.

Inner Hall

12'2 x 3'0 (3.71m x 0.91m)

With a dado rail and a hatch to the loft.

Principle Bedroom

11'4 x 10'10 (3.45m x 3.30m)

A generous double bedroom including fitted wardrobes with store cupboards over, dressing table and an outlook over the garden.

En Suite

7'4 x 6'11 (2.24m x 2.11m)

With a bath, hand wash basin, w.c. and a heated towel rail.

Bedroom

12'2 x 8'0 (3.71m x 2.44m)

A further double bedroom.

Shower Room

7'7 (max) x 6'11 (2.31m (max) x 2.11m)

Comprising a walk-in shower, hand wash basin, w.c, heated towel rail and a linen cupboard.

Outside

Double Garage

21'10 x 19'3 (6.65m x 5.87m)

A spacious double garage accessed via two up and over doors plus a single door to the rear with light, power and water.

Garden

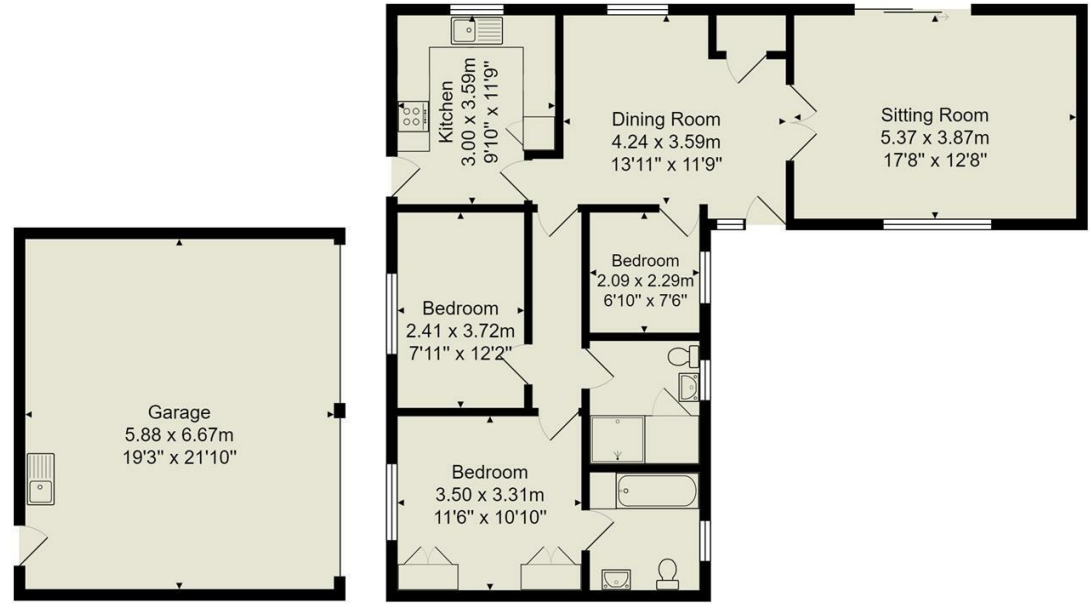
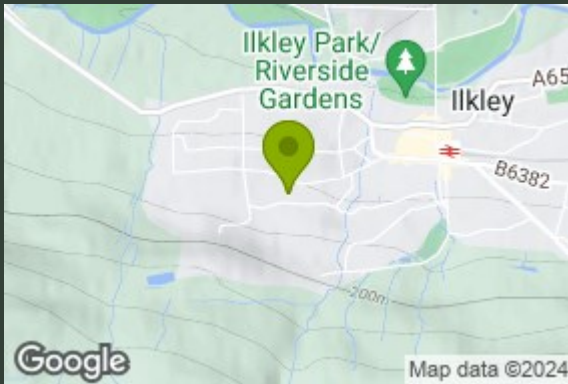
Wrapping round two sides of the property is a private, principally lawned garden that features mature shrubs and a paved seating area as well as a further South facing paved seating area that can be accessed via a glazed door from the sitting room. The Western side of the property provides a low maintenance, gravelled area.

Driveway

Providing off-street parking for three cars.

Tenure

Freehold.



Lower Ground Floor

Ground Floor

Total Area: 129.9 m² ... 1398 ft²

All measurements are approximate and for display purposes only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			82
(10-10) C			
(9-9) D		59	
(8-8) E			
(7-7) F			
(1-1) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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