



Hollingwood Park | | Ilkley | LS29 9NZ

£679,950

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WHITE**
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5 Hollingwood Park |
Ilkley | LS29 9NZ
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A well built stone town house occupying an end position. Situated approximately a mile to the West of Ilkley town centre. The property offers immaculately appointed accommodation and well proportioned rooms. Briefly comprises a spacious entrance hall with shower room off and integral access to the garage. Sitting room with patio doors leading out onto the rear garden. To the first floor family room, living dining kitchen with balcony off and a bedroom. To the second floor three further bedrooms the principal having en-suite facilities and a house bathroom.

- End stone built townhouse
- Two reception rooms
- Block paved drive
- Approximately One mile to the centre of Ilkley
- Four bedrooms
- Integral garage
- West Facing balcony with space for outdoor furniture

Entrance Hall

A spacious and welcoming hall area, with wood-effect flooring and access to the integral garage.

Shower Room

7'09 x 4'01 (2.36m x 1.24m)

Comprising a corner shower cubicle, half pedestal wash basin and a concealed unit WC. A window to the front elevation. Tiling to the walls with large inset mirror and a tiled floor area. Heated towel rail.

Sitting Room

20'0 x 17'08 (6.10m x 5.38m)

A room of excellent proportions with lots of natural light. Two windows to the side elevation and two floor to ceiling sliding patio doors to the rear elevation. Wood effect flooring. Built in bar area perfect for entertaining guests. Vertical radiator.

Stairs to the first floor

Family room

13'11 x 12'10 (4.24m x 3.91m)

A window to the front elevation, fireplace with marble inset and hearth. Gas fire.

Bedroom Four

7'10 x 6'09 (2.39m x 2.06m)

A Window to the front elevation with fitted plantation shutters and a wood effect flooring.



A well built stone town house occupying an end position. Situated approximately a mile to the West of Ilkley town centre.



Open Plan Kitchen, Living Dining Space

19'11 x 18'07 (6.07m x 5.66m)

A fabulous space effortlessly combining kitchen, dining and relaxing area, completed with access to a good sized balcony area via sliding patio doors ideal for al fresco dining. A further window to the rear elevation. A contemporary kitchen with a range of wall and base units, with granite work tops and upstands. Herringbone style tiling to the splash areas. A range of integrated appliances to include Neff eye level ovens, five ring gas hob, extractor hood over, fridge, freezer and plumbing for a dishwasher. A central island with inset sink, wine cooler, further storage cupboards and providing seating space. Vertical radiator, two Velux windows and spotlights to the ceiling.

Balcony

A West facing decked balcony with plenty of space for a table and dining chairs perfect for al fresco dining leading directly off the kitchen via sliding patio doors.

Stairs to the second floor

Access to the loft area and a storage cupboard off.

Bedroom One

13'01 x 12'11 (3.99m x 3.94m)

With a window to the front elevation with views towards Middleton.

Ensuite Shower room

8'03 x 3'01 (2.51m x 0.94m)

Comprising a shower cubicle, concealed unit WC, half pedestal wash basin, tiling to the floor and wall areas, heated towel rail and spotlights to the ceiling.

Bedroom Two

12'06 x 9'10 (3.81m x 3.00m)

With a window to the rear elevation.

Bedroom Three

9'08 x 8'02 (2.95m x 2.49m)

With a window to the rear elevation.

Family bathroom

6'08 x 5'10 (2.03m x 1.78m)

Comprising a bath with tiled panel, concealed unit WC, pedestal wash basin, fully tiled to the walls and floor area. Velux window to the ceiling.

Externally

Integral Garage

11'03 x 8'08 (3.43m x 2.64m)

Having plumbing for a washing machine, electronically operated up and over doors and also housing the boiler.

Gardens

To the front of the property there is a block paved driveway leading to the garage. A paved path with gated access to and a drystone wall leads down the side of the property. To the rear of the property there is a paved patio garden rockery with various plants and shrubs.

Ilkley

Voted The Sunday Times Best Place to Live in the UK 2022, Ilkley is renowned for its top schools, interesting independent shops and restaurants, its spectacular scenery and convenient rail links. Sports clubs offer excellent opportunities for young people and an energetic community spirit is at the heart of the town's high repute. Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley offers stunning natural beauty whilst still being a convenient base for the Leeds/Bradford/London commuter.

Council Tax

City of Bradford Metropolitan District Council Tax Band

Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS



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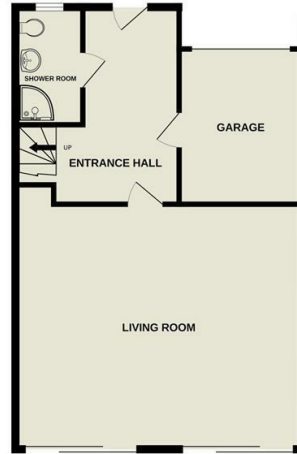


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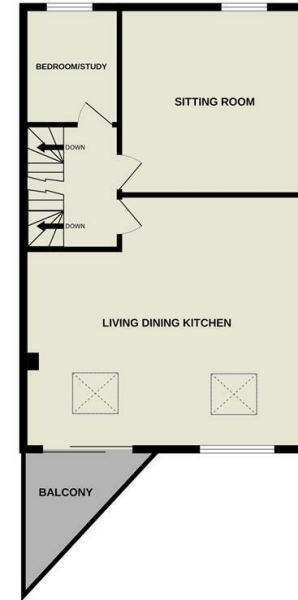


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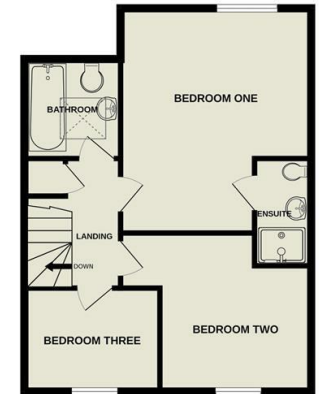
GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.



FIRST FLOOR
647 sq.ft. (60.1 sq.m.) approx.



2ND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1770sq.ft. (164.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			84
(91-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(14-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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