



Thimblestones Court | | Ilkley | LS29 8FH

£1,100,000

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WHITE**  
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1 Thimblestones Court |  
Ilkley | LS29 8FH  
£1,100,000

Situated in an elevated position this contemporary family home was built in 2017 and is one of four properties nestled in Thimblestones Court. The property offers light and airy well planned accommodation designed to meet the needs of modern living. The layout in brief comprises large welcoming entrance hallway, cloakroom, utility room, study, dining room, dining kitchen, sitting room, to the first floor there are five bedrooms, two having ensuite shower rooms and a family bathroom. Double integral garage. There are beautifully landscaped gardens and a block paved drive.

- Modern detached family home
- Three reception rooms
- Landscaped gardens
- Beautiful far reaching views
- Five bedrooms
- Double integral garage
- Deta Connect Mood lighting

## GROUND FLOOR

### Entrance Hall

A composite and glazed entrance door leads to a spacious entrance hall, with limed oak effect ceramic floor tiles and an understairs floor cupboard.

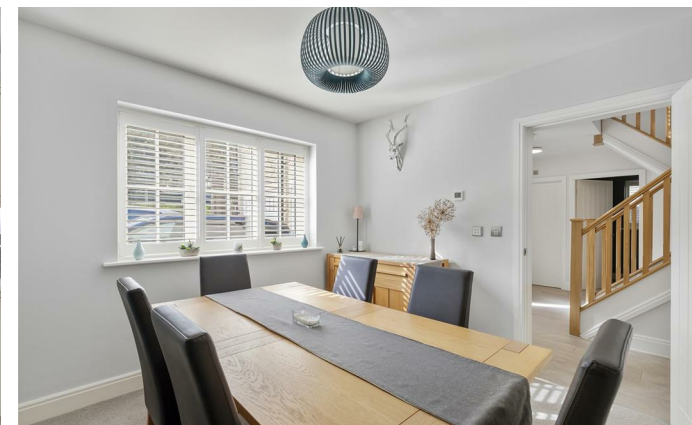
### Cloakroom

With a window to the side elevation, half pedestal wash basin, WC, tiling to the floor and splash area. Extractor fan.

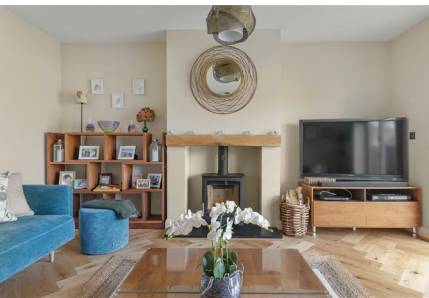
### Study

7'11 x 6'10 (2.41m x 2.08m)

With a window to the side elevation and built in bookcases.



Situated in an elevated position this contemporary family home was built in 2017 and is one of four properties nestled in Thimblestones Court.



### Utility Room

8'02 x 5'11 (2.49m x 1.80m)

A range of wall and base units with quartz work tops and upstands. One and a half bowl recessed sink. A window to the side elevation, plumbing for a washing machine and a tiled floor.

### Sitting Room

16'0 x 14'08 (4.88m x 4.47m)

With an Oak wood floor laid herringbone style, trifold doors opening on to the patio area, fireplace with stone hearth and Oak mantle. Parkray log burning stove inset.

### Dining Room

10'3 x 10'1 (3.12m x 3.07m)

With a window to the front elevation with bespoke plantation shutters.

### Dining Kitchen

17' 4 x 12'08 (5.18m x 3.86m)

A range of wall and base units with quartz work tops and upstands. One and a half bowl recessed sink. Integrated appliances to include a double oven, induction hob with extractor hood over, wine fridge, fridge, freezer and dishwasher. Quooker hot water tap. Limed Oak effect ceramic floor tiled, tri fold doors to the rear elevation and spotlights to the ceiling.

### FIRST FLOOR

Landing area with two windows to the front elevation, loft access and an airing cupboard.

### Bedroom

15'10 x 10'4 (4.83m x 3.15m)

With a window to the front elevation and two Velux windows.

### Dressing Room

8'04 x 4'04 to the wardrobe fronts (2.54m x 1.32m to the wardrobe fronts)

Full width fitted wardrobes.

### Ensuite Shower Room

7'0 x 6'02 (2.13m x 1.88m)

A wet room style shower being fully tiled. Velux window, chrome heated towel rail, glass screen, shower, wall hung vanity unit and WC.

### Bedroom

14'10 x 9'5 (4.52m x 2.87m)

A window to the rear elevation with views towards Middleton.







### Ensuite Shower room

Comprising a shower cubicle, WC, half pedestal wash basin, a window to the side elevation, tiling to the floor and splash areas.

### Bedroom

14' 10 x 10'4 (4.27m x 3.15m)

With a window to the rear elevation enjoying far reaching views.

### Bedroom

12'11 x 10'3 (3.94m x 3.12m)

With a window to the front elevation

### Bedroom

10'11 x 8'09 (3.33m x 2.67m)

With a window to the rear elevation enjoying views towards Middleton.

### Bathroom

11'07 x 6'10 (3.53m x 2.08m)

A double shower, WC, half pedestal wash basin, separate bath, tiled walls and tiled floor. Window to the side elevation and a chrome heated towel rail.

### Double Garage

17'03 x 16'01 (5.26m x 4.90m)

An integral double garage accessed off the utility room.

Promatic electric up and over doors, wall mounted Worcester boiler, power sockets and lights. A pedestrian door to the rear elevation.

### Landscaped Gardens

A particular feature to the property are the beautifully landscaped gardens. To the front of the property there is block paved drive providing parking for three vehicles. A woodland garden with rockery and seating area. To the rear of the property the garden is set out over two levels initially accessed directly from the two set of bi fold doors making this a really usable seating area with Indian stones flags and glass panels along the full length of the patio. There are steps leading down to the lower garden area with a level lawned area, well stocked borders and a decked seating area with pergola. There are paths and access down each side of the property and an external water supply. External power supply and garden lighting.

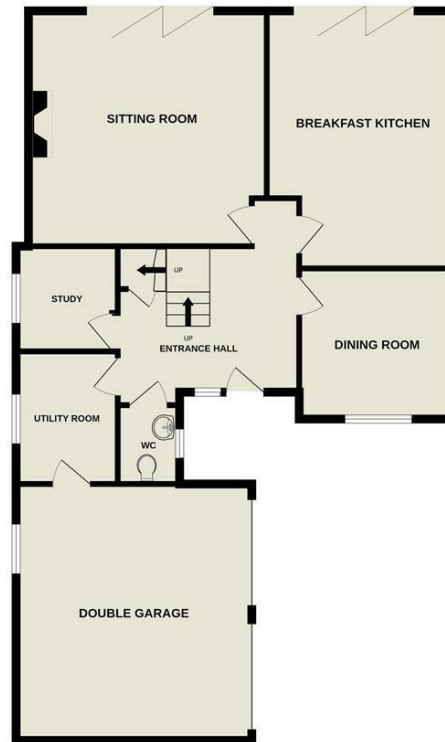


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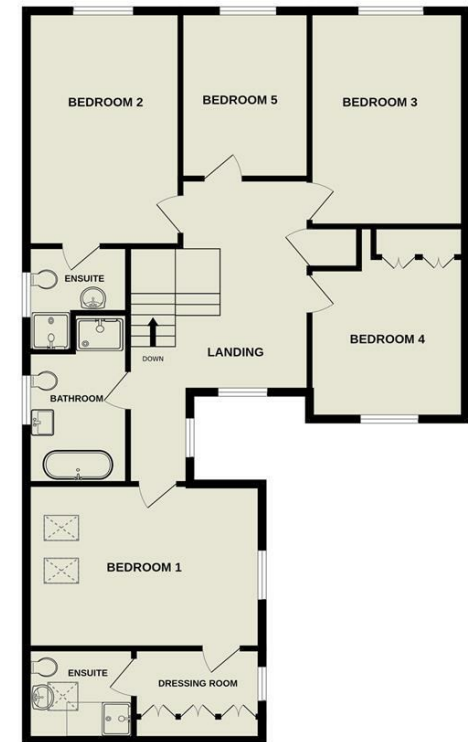




GROUND FLOOR  
1100 sq.ft. (102.2 sq.m.) approx.



FIRST FLOOR  
1100 sq.ft. (102.2 sq.m.) approx.



TOTAL FLOOR AREA : 2200 sq.ft. (204.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(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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