

Cowpasture Road | Ilkley | LS29 8SY

£650,000



# 47 Cowpasture Road | Ilkley | LS29 8SY £650,000

Situated in the centre of Ilkley, this substantial and highly versatile six-bedroom property presents a rare opportunity to acquire a home with immense potential. Now in need of modernisation, the property boasts an abundance of living space and benefits from a lower ground floor annex - perfect for guest accommodation, independent living or further development.

Furthermore, off-street parking adds convenience, while the elevated position provides stunning views towards Ilkley Moor and Middleton. This property also benefits from its ideal location in Ilkley, being a short walk away from the train station, town centre and local schools.

- · Far Reaching Views
- · Off-Street Parking
- Potential Annex
- · Convenient Central Location

## **GROUND FLOOR**

# Entrance Hall

14'05 x 5'10 (4.39m x 1.78m)

## Kitchen

13'09 x 10'02 (4.19m x 3.10m)

Comprising a good range of base and wall units with coordinating worktops plus a window to the rear. Appliances include a Delonghi range cooker, five-ring gas hob with hood over, plumbing for a washing machine and dishwasher. There is also space for a fridge freezer.

## Sitting Room

15'11 x 14'02 (4.85m x 4.32m)

Featuring a lovely duel aspect and a gas fire with tiled surround and hearth.

# Living/Dining Room

17'05 (into bay) x 12'05 (5.31m (into bay) x 3.78m)

A spacious, bright room with a large bay window to the front elevation and windows to the side elevation. Laminate wood flooring throughout and a gas fire with tiled surround and hearth.

## **LOWER GROUND FLOOR**

## Inner Hall

13'09 x 5'09 (4.19m x 1.75m)

With a door providing external access to the rear.







Located in the centre of Ilkley, with easy access to the train station, town centre and just short walk away from Ilkley Moor.











## Living Room

16'03 x 12'08 (4.95m x 3.86m )

A bright room, flooded with natural light from a large bay window to the front and window to the rear.

#### Bedroom

15'09 x 13'05 (4.80m x 4.09m)

With a window to the front elevation.

#### Kitchen

12'09 x 9'10 (3.89m x 3.00m)

With a range base and wall units with coordinating worksurfaces and a tiled splashback. The appliances include provision for an oven, four-ring gas hob with hood over and plumbing for a washing machine and dishwasher. Additionally, there is space for a fridge freezer and a window to the rear elevation.

#### Bathroom

14'07 x 4'07 (max) (4.45m x 1.40m (max))

Comprising a bath with shower attachment plus glass screen, W.C. and a hand wash basin. There is also an access door to a useful under croft.

#### Utility

6'09 x 5'03 (2.06m x 1.60m)

With base and wall units and space for additional appliances.

## FIRST FLOOR

## Bedroom

14'02 x 12'07 (4.32m x 3.84m)

An ample double featuring a lovely southerly aspect.

## Bedroom

15'10 x 11'05 (4.83m x 3.48m)

A spacious bedroom with windows to the front and side elevations and an extensive range of recessed wardrobes

#### Bedroom

10'04 x 9'0 (3.15m x 2.74m)

With a window to the rear elevation and an airing cupboard.

## **Shower Room**

6'01 x 6'01 (1.85m x 1.85m)

Including a walk-in shower, W.C., hand wash basin within a vanity unit and a heated towel rail.

# Bathroom

7'0 x 4'06 (2.13m x 1.37m )

Comprising a bath, hand wash basin and a window to the rear.

# Landing

With stairs to:

## **SECOND FLOOR**

#### Bedroom

12'05 x 14'01 (3.78m x 4.29m)

A generous bedroom with exposed beams and windows to two sides providing stunning views towards Middleton.

## Bedroom

15'10 x 13'10 (4.83m x 4.22m)

Another generous bedroom with exposed beams and a Southerly aspect with views towards Ilkley Moor.

# Bedroom/Study

14'0 x 10'05 (max) (4.27m x 3.18m (max))

Featuring a superb outlook over Ilkley.

## Landing

With a useful store cupboard.

## OUTSIDE

## **Front Garden**

A South-facing garden with two paved seating areas and a raised flower bed. Enclosed by a hedge and stone wall with iron railing.

## **Parking**

Off-street parking for two cars to the rear of the property.

#### Please Note

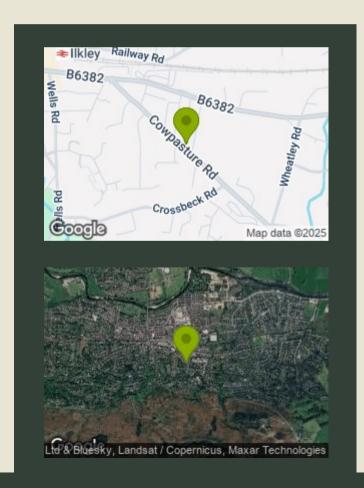
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## Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link: https://checker.ofcom.org.uk/en-qb/mobile-coverage

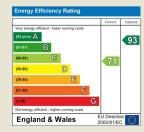
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Total Area: 259.7 m² ... 2796 ft²
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