

# Harrison Robinson

Estate Agents



**6 Moorfield Way, Ilkley, LS29 8BX**

**Guide Price £815,000**

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## Guide Price £815,000



### GROUND FLOOR

#### Entrance Hall

A solid timber entrance door with decorative, glazed pane and tall side windows opens into a welcoming entrance hall, where a door leads into the spacious lounge and a staircase leads to the upper floors and also the lower ground floor of the property.

#### Lounge

22'2" x 18'9" (6.76 x 5.74)

A generously proportioned room with double glazed windows to the front of the property and also to the side elevations with patio doors leading out to the delightful, rear garden. Carpeted flooring, two radiators beneath radiator covers, recessed ceiling lights. The standout feature of this room is the beautiful Inglenook fireplace with exposed brickwork, solid timber seating beneath double glazed windows, and a remote controlled gas stove sitting on a brick hearth.

#### Dining Kitchen

22'3" x 12'8" (6.79 x 3.88)

A good sized, light and airy dining kitchen to the rear of the house with double glazed windows enjoying a lovely aspect over the rear garden and fields beyond. Fitted with a range of solid wood cabinetry with granite worksurfaces and attractive tiling to splashbacks. Appliances include dishwasher, fridge freezer and gas AGA set in a chimney breast with exposed brickwork, timber lintel and extractor with lighting. A central island provides additional storage, with pull out vegetable racks and cupboards. Large Belfast sink with traditional style chrome mixer tap. There is ample room for a large family dining table making this a most sociable room. Exposed beams, radiator, tiled flooring. Double glazed patio doors with side windows lead into:

#### Garden Room

12'5" x 9'11" (3.79 x 3.04)

A beautiful room in which to sit and enjoy the delightful countryside views with double glazed windows, two Veluxes, tiled flooring and radiator. Double glazed patio doors lead out to a paved terrace, where one can sit and enjoy the views and sunshine.

#### Sitting Room

13'1" x 10'8" (3.99 x 3.27)

An additional, dual aspect reception room with double glazed windows enjoying fabulous, long-distance views. Carpeted flooring, radiator beneath radiator cover, coal effect, electric fire set on a marble hearth with timber surround. Exposed beam.

#### W.C.

Beautifully presented with low-level W.C., large pedestal handbasin with gold taps and wall panelling to half height. Tiled flooring, extractor, ceiling light. Recessed cupboard with decorative glazed panels with shelving providing storage, radiator, double glazed window.

### LOWER GROUND FLOOR

#### Double Garage

24'0" x 22'6" (7.32 x 6.88)

A large garage providing excellent storage with a well appointed utility area with fitted cupboards, work surface, stainless steel sink and drainer and space and plumbing for a washing machine and tumble dryer. With power and lighting, also housing the gas central heating boiler, this is a great space for storing all the family's equipment.

#### Cloakroom / Boot Room

A most useful area providing great storage for coats, shoes and boots with attractive wall panelling, shelving and solid wood seating. Tiled flooring, radiator, useful, understairs storage cupboard. Door into:

### FIRST FLOOR

#### Landing

A carpeted staircase with timber balustrading leads to the first floor of the property where one finds the master bedroom with ensuite and dressing area, with stairs leading to a further landing area with three further bedrooms off, one having fitted furniture, ideal as a home office, and two having en suite shower facilities. There is a hatch giving access to a large, boarded and carpeted storage area.

#### Master Bedroom

14'7" x 13'6" (4.45 x 4.14)

A spacious double bedroom to the rear of the property with carpeted flooring, radiator beneath a radiator cover, and double glazed windows enjoying the beautiful views. Range of bespoke, fitted wardrobes, drawers and shelving providing excellent storage. An opening with double doors leads into:

#### En Suite

A very well appointed and spacious dressing room and ensuite bathroom incorporating low-level W.C., handbasin with central mixer tap set in a granite surface with upstands and bespoke vanity cupboard beneath and deep-fill bath with central mixer tap and panelled side with a granite surround. Recessed ceiling lights, double glazed window, ladder style heated towel rail, attractive, Amtico flooring.

#### Dressing Room

Fitted with a range of floor to ceiling wardrobes and also with a shower cubicle with thermostatic shower, wall tiling and glazed door. Continuation of the Amtico flooring, double glazed, uPVC windows with deep window sill enjoying fabulous views.

#### Bedroom Two

13'0" x 11'3" (3.98 x 3.45)

A second double bedroom with double glazed windows enjoying superb, countryside views, carpeted flooring and radiator. With a range of fitted cabinetry including bedside drawers, wardrobes and vanity table. Open into:

#### En Suite Shower Room

With low-level W.C., handbasin with central mixer tap and corner shower with thermostatic shower, white wall tiling and curved, glazed doors. Recessed ceiling light, Velux with fitted blind, travertine wall and floor tiling, radiator.

#### Bedroom Three

12'8" x 11'9" (3.88 x 3.59)

A good sized double bedroom, again with double glazed windows enjoying fabulous views, carpeted flooring and radiator. Fitted with a range of wardrobes, drawers and vanity table. Recessed ceiling lights, a further double glazed window allows natural light. Door into:

#### En Suite Shower Room

With low-level W.C. with concealed cistern, handbasin with central mixer tap and shower cubicle with thermostatic shower, wall tiling and glazed door. Ceiling light, extractor, tiled flooring, radiator, double glazed window.

#### Bedroom Four / Home Office

12'8" x 9'6" (3.88 x 2.91)

A fourth bedroom with double glazed window to the rear, carpeted flooring and Velux with fitted blind. Two radiators beneath radiator covers and fitted cabinetry incorporating drawers, cupboards and two desks.

### OUTSIDE

#### Garden

The house enjoys a delightful garden, predominantly laid to lawn, with attractive mature borders and paved terrace area to catch the sun, ideal for outdoor furniture. There is an attractive pond and fencing and shrubs maintain privacy. Backing onto open fields this really is a lovely peaceful garden, great for adults and children alike. A gravelled area to the side of the property leads to a timber shed providing storage.

#### Driveway Parking

A tarmac area to the front of the house provides ample off road parking.

### UTILITIES AND SERVICES

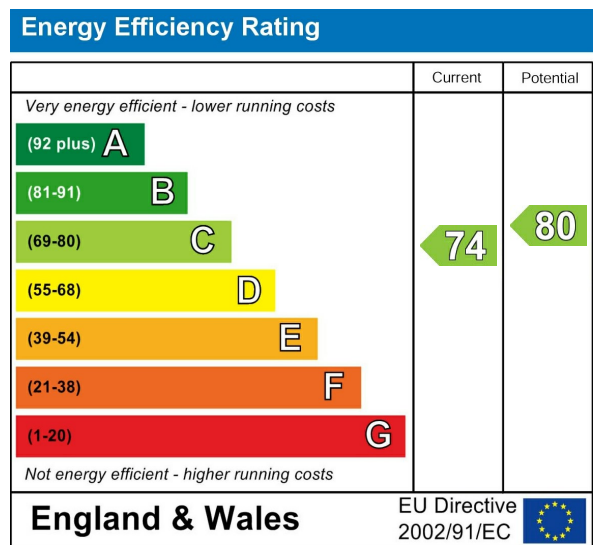
The property benefits from mains gas, electricity and drainage.

Ultrafast Fibre Broadband is shown to be available to this property.

Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.



- \*\*\*No Onward Chain\*\*\*
- Four Bedroom Detached Family Home
- Beautiful Setting Backing Onto Open Fields
- Master Suite With Dressing Room And Bathroom
- Two Further En Suite Shower Rooms
- Beautiful Bespoke Dining Kitchen
- Generous Lounge With Ingelnook Fireplace And Patio Doors
- Delightful Far Reaching Views
- Walking Distance To Schools And Train Station
- Council Tax Band G





LOWER GROUND FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



GROUND FLOOR  
1055 sq.ft. (98.0 sq.m.) approx.



FIRST FLOOR  
860 sq.ft. (79.9 sq.m.) approx.

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TOTAL FLOOR AREA : 2475 sq.ft. (229.9 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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