



# Brookfield House

Bolling Road | Ilkley | LS29 8QA

Asking price £1,100,000

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# Brookfield House

67 Bolling Road |

Ilkley | LS29 8QA

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Located in the highly sought-after area on the boarder of Ilkley and Ben Rhydding, just a short walk away from Ilkley town center, local schools and train stations, this impressive six-bedroom detached residence offers generous living space, modern family comforts and excellent versatility.

Boasting four spacious reception rooms, a dedicated study and an expansive open-plan dining kitchen, this home is perfectly suited to both entertaining and everyday family life. The kitchen flows seamlessly onto a raised patio and decking area, overlooking a large, private rear garden - ideal for al fresco dining and relaxation.

Upstairs, six well-proportioned bedrooms provide flexible accommodation for growing families, guests or working from home. A garage and ample off-street parking further enhance the practicality of this superb home.

- Four Reception Rooms
- Open-Plan Dining Kitchen
- Dedicated Study
- Six Bedrooms
- Large Private Rear Garden
- Garage and Ample Off-Street Parking

## GROUND FLOOR

### Reception Hall

12'5 x 6'5 (3.78m x 1.96m )

Accessed via a composite door, this impressive entrance features a wood paneled staircase leading to the first floor, Karndean flooring, ceiling coving and a useful understairs cloaks cupboard.



Substantial six-bedroom detached home with four reception rooms and a dedicated study, offering flexible family living.



### Cloakroom

8'5 x 5'5 (2.57m x 1.65m )

With a window to the rear elevation, two hand wash basins set within vanity units and a low suite WC. There are also recessed spotlights, a heated towel rail and a fitted store cupboard.

### Sitting Room

21'0 x 11'11 (6.40m x 3.63m )

Featuring a contemporary gas fire with marble stone surround, ceiling coving and a window to the front elevation. There are French doors leading to:

### Conservatory

17'0 x 12'7 (5.18m x 3.84m)

Providing a pleasant outlook over the rear garden, and with double French doors giving access to the paved and decked seating in the garden plus a side door leading out to the paved area.

### Dining Room

14'11 x 11'11 (4.55m x 3.63m)

With windows to the front and side elevations and ceiling coving.

### Kitchen

16'5 x 16'5 (5.00m x 5.00m )

Comprising an extensive range of base and wall units with coordinating Silestone work surfaces and concealed lighting, this stylish kitchen is both functional and elegant. Integrated appliances include two Whirlpool ovens, a fridge, freezer, microwave, dishwasher, and a Smeg five-ring gas hob with a cooker hood above. Additional features include an instant hot water tap and a central island with a Silestone work surface, incorporating a breakfast bar and an Evoline concealed multi-socket power point. An opening leads to:



### **Dining Area**

11'11 x 10'4 (3.63m x 3.15m)

Providing space for a dining table and chairs, and with French doors leading out to a paved seating area in the garden.

### **Snug**

16'11 x 9'8 (5.16m x 2.95m )

Located off the dining kitchen, this is a versatile room that includes fitted store cupboards, and has a window to the front elevation.

### **Study**

11'11 x 7'10 (3.63m x 2.39m )

With dual aspect and a wall light point.

## **FIRST FLOOR**

### **Landing**

French doors leading to a south facing balcony provide plenty of natural light to the landing. Additionally there is ceiling cove and ceiling rose, as well as a fitted linen cupboard.

### **Bedroom**

14'11 x 11'11 (4.55m x 3.63m )

An ample double bedroom, with a window to the front elevation that provides a stunning view towards the Cow and Calf rocks. This room also has ceiling coving and a walk-in wardrobe. T.V point.

### **En Suite**

7'9 x 5'7 (2.36m x 1.70m )

Comprising a hand wash basin set within a vanity unit, low suite WC and a bath with shower oven and glass screen. Additionally there are coordinating store cupboards, two heated towel rails, recessed spotlights and a window to the rear elevation.

### **Bedroom**

14'11 x 12'0 (4.55m x 3.66m )

Another ample double, with windows to the front and side elevations and ceiling coving. T.V point.



### Bedroom

11'11 x 8'6 (3.63m x 2.59m )

With a dual aspect and ceiling cove.

### Bedroom

17'10 x 16'4 (5.44m x 4.98m )

A spacious double with a window to the side elevation and a Velux window with a blackout blind. This room also houses a hand wash basin set within a vanity unit. T.V Point.

### Bedroom

12'0 (plus entry recess) x 9'9 (3.66m (plus entry recess) x 2.97m )

Also including a hand wash basin set within a vanity unit, and with a window to the front elevation providing a lovely southerly aspect.

### Bedroom

8'8 x 7'0 (2.64m x 2.13m )

With built in mirror fronted recessed wardrobes, and a window to the rear elevation.

### Bathroom

7'4 x 6'4 (2.24m x 1.93m )

Including a bath with a rainfall shower over, plus additional shower attachment and glass screen, hand wash basin set within a vanity unit and low suite WC. There is also a heated towel rail, recessed spotlights, a window to the rear elevation and coordinating fitted cupboards and drawers.

### OUTSIDE

#### Garage

17'3 x 11'9 (5.26m x 3.58m )

The garage can be access either internally from the dining kitchen, or by an up and over door. There is also plumbing for a washing machine and space for a dryer.



## Rear Garden

To the rear of the property lies a private and well-maintained garden, predominantly laid to lawn and bordered by mature shrubs, trees, and beautifully stocked flower beds. Thoughtfully designed for outdoor living, the garden also features paved and decked seating areas with feature lighting, creating the perfect space to relax or entertain.

## Driveway

A patterned concrete driveway providing ample off-street parking.

## 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.

## Mobile Signal/Coverage

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

## MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.



Set on a generous plot with a large rear garden, raised patio and decking – ideal for outdoor entertaining.





**TOTAL FLOOR AREA : 3032 sq.ft. (281.70 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 windows, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	79
(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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