Harrison Robinson

Estate Agents



1 Low Beck, Ilkley, LS29 8UN

Guide Price £475,000

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GROUND FLOOR

Reception Hall
A smart, half-glazed, timber door opens into a spacious and welcoming hallway with ample room for several pieces of furniture. Attractive, geometric design, tiled flooring with underfloor heating, coving, cast iron, traditional style radiator. A double-glazed window allows the light to flood in from the south facing elevation. An understairs cupboard provides useful storage and a carpeted, return staircase with painted spindle balustrading leads to the first floor.

Bedroom Two/Family Room
15'5" x 10'7" max (4.70m x 3.23m max)
A spacious, double bedroom, used by the current owners as an occasional bedroom with a sofa bed. Two sets of French doors lead out onto the rear patio allowing for ample natural light and affording a pleasant aspect over the garden. This could also serve as a second sitting room, a playroom or home office. The ingenious addition of a kitchenette with bespoke cupboards and worksurface over, matching those of the kitchen, with space for a small fridge, enhances the versatility of this fabulous room. Continuation of the geometric design flooring with underfloor heating. Door into:

En Suite
A luxury, contemporary en-suite shower room, which doubles up as a downstairs cloakroom. A large, walk-in shower cubicle with thermostatic drench shower, wall mounted controls and glazed shower screen is fully tiled in marble effect tiles with attractive, geometric style border tiles to coordinate with the flooring in the bedroom/family room. Pedestal handbasin with monobloc mixer tap and low-level w/c. Chrome, ladder towel radiator, wood effect, vinyl flooring, downlighting and extractor fan.

Utility Room
28'5" x 5'2" (8.68m x 1.58m)
A fabulous extension to the original property providing a generous utility room with space and plumbing for a washing machine and tumble dryer. A handbasin with monobloc mixer tap sits on a stylish fitted unit with marble effect, ceramic tiled splashback incorporating drawers and a double cupboard providing useful storage. A tall cupboard houses the gas central heating boiler and pressurised water cylinder. Two Velux windows allow light to flood in. Laminate flooring, downlighting, Cast iron, traditional style radiator. A uPVC, double-glazed, stable door gives access from the rear garden making this an ideal boot room. Copious amounts of storage provided in a large, shelved, fitted unit and a shoe storage bench offers a great spot to sit and remove muddy shoes or boots following a walk in the surrounding countryside.

Garage/Gym
18'2" x 7'6" (5.56m x 2.31m)
A great-sized, single garage presently used as a gym. Laminate flooring and contemporary style lighting. The garage door has been retained so it could easily be transformed back into a garage should anyone wish.

FIRST FLOOR

Living Dining Kitchen
29'0" x 15'1" (8.84m x 4.62m)
A charming lounge, which is open plan into the stunning living dining kitchen, creating a fabulous entertaining space. A multi-fuel stove sitting on a stone hearth with timber mantle over and geometric design tiled fireback is a great focal point and adds a cosy atmosphere to this spacious living area. Space for two large sofas. Twin double-glazed windows to either side of the stove allow the natural light to flood in. Smart and practical laminate flooring, radiator, coving. A beautiful, bespoke, handmade fitted kitchen with solid wooden worksurface and upstands with ample storage is provided in a range of base and wall units including cupboards, open shelving and drawers. A Bertazzoni range oven with five burner, stainless-steel, gas hob and matching chimney hood and extractor over takes pride of place. Further integrated appliances include a dishwasher and fridge freezer. A white, ceramic, one and a half bowl sink with drainer and monobloc mixer tap sits beneath a window with Colonial style shutters offering an open aspect and stunning, direct view of the Cow and Calf Rocks and Ilkley Moor. French doors with Juliette balcony and shutters allow further light to flood in and provide another great opportunity to enjoy the breathtaking moorland views. Continuation of the laminate flooring, downlighting and radiator. Space for a large family dining table.

SECOND FLOOR

Landing
A carpeted staircase with painted, spindle balustrading leads up to the second floor carpeted landing with loft access. A cupboard provides useful storage for linen and towels. A stylish, contemporary pendant light is a lovely feature.

Master Bedroom
13'5" x 12'4" max (4.09m x 3.76m max)
A spacious, double bedroom to the south facing, front elevation. Twin windows with half-height, Colonial style shutters afford the same delightful, moorland views as those in the dining kitchen with a direct view of the Cow and Calf Rocks. Fitted wardrobes, carpeting and radiator. Door into:

En Suite
Immaculately presented with walk-in shower with thermostatic drench shower, glazed shower screen and wall-mounted controls. Marble effect tiling with attractive border tiles to the shower area. Pedestal handbasin with monobloc mixer tap and low-level w/c. Chrome, ladder, towel radiator and wood effect, vinyl flooring. Downlighting and extractor fan.

Bedroom Three
10'9" x 8'7" (3.30m x 2.62m)
A further, beautifully presented, double bedroom with carpeted flooring and radiator. The window to the rear elevation affords a pleasant, leafy view across to Middleton.

Bedroom Four
10'5" x 6'5" (3.18m x 1.96m)
A good-sized, single bedroom to the rear elevation affording the same lovely view towards Middleton. Fitted wardrobes, carpeted flooring and radiator.

House Bathroom
A stylish, contemporary bathroom comprising of a bath with central mixer taps and hand-held shower, pedestal handbasin with monobloc mixer tap and low-level w/c. Chrome, ladder, towel radiator and wood effect, vinyl flooring. Marble effect tiling around the bath area, downlighting and extractor fan.

OUTSIDE

Gardens
A charming, enclosed, beautifully presented, rear garden with various seating areas including a paved patio area, accessed from French doors and a pergola. Low-maintenance, artificial grass provides a place for children to play. Privacy is maintained by fencing and shrubs and direct access to the garden is afforded through a tall, timber side gate. Hot and cold outside tap.

Driveway Parking
A driveway to the front provides parking for up to three vehicles.

UTILITIES AND SERVICES
The property benefits from mains gas, electricity and drainage.
There is Ultrafast Fibre Broadband shown to be available to this property.
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

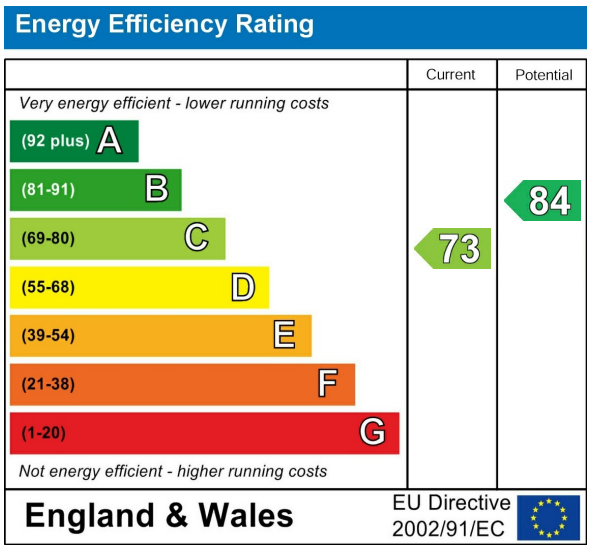








- Immaculate Four Bedroom End Townhouse
- Open Plan Living Dining Kitchen
- Two En-Suites & House Bathroom
- Stunning Contemporary Styling Throughout
- Generous Utility Room/Boot Room
- Delightful Countryside Views
- Beautifully Presented Rear Garden
- Garage/Gym And Driveway Parking
- Close Walking Distance of Excellent Schools & Train Station
- Council Tax Band D









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TOTAL APPROX. FLOOR AREA 1479 SQ.FT. (137.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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