

# Harrison Robinson

Estate Agents



**6 Heath Park, Ilkley, LS29 9PX**

**Price Guide £765,000**

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# 6 Heath Park, Ilkley, LS29 9PX

## Price Guide £765,000



### GROUND FLOOR

#### Reception Hall

A part obscure glazed uPVC entrance door opens into a welcoming reception hall. With attractive, luxury vinyl flooring and doors opening into the dining kitchen, spacious lounge, study and cloakroom. A further door opens into a most useful recessed cupboard with shelving providing great storage. An open tread carpeted staircase with smart timber and glass balustrading leads to the first floor landing. There is ample space for hanging coats and for furniture with a great area beneath the stairs, where one could create more storage, if desired.

#### Dining Kitchen

22'7" x 13'5" (6.9 x 4.1)

A well presented, spacious, light and airy dining kitchen fitted with a range of cream Shaker style cabinetry with stainless steel handles, complementary work surfaces and tiled splashbacks. Appliances include electric cooker with four ring induction hob, slimline dishwasher, under counter fridge and there is ample space for freestanding appliances, if needed. The current owners opened up this space between the kitchen and dining room and added a Peninsula unit with quartz worksurface, ideal for sitting and enjoying the stunning view of Heathcote Manor and the landscape beyond. A one a half bowl stainless steel sink and drainer with chrome, hose style mixer tap sits beneath a large double glazed window to the front of the property affording a wonderful view across the valley. A recessed cupboard provides additional storage. Windows to the rear, overlooking the south facing garden, allow further natural light and recently installed double glazed patio doors leading out to the garden make this a most sociable room, bringing the outside in in warmer weather. Two, traditional style, electric radiators, vinyl flooring, downlighting. There is ample space for a large family dining table. Door into:

#### Sitting Room

18'4" x 12'1" (5.6 x 3.7)

A beautifully presented spacious lounge with two sets of timber glazed doors from the hallway and into the dining kitchen. Large double glazed windows and sliding patio doors open to the south facing garden with an additional window to the side allowing further natural light. Continuation of the luxury vinyl flooring. An attractive gas stove on a slate hearth provides a delightful focal feature to this room. A bespoke, timber, bookcase style door opens to:

#### Family Room / Snug

14'9" x 8'10" (4.5 x 2.7)

An immaculately presented family room or snug, currently arranged as a cinema room, with continuation of the luxury vinyl flooring, traditional style electric radiator and with double glazed, sliding patio door to the rear with attractive plantation shutters. Wall panelling to one wall, large double glazed window to the front elevation.

#### Home Office / Bedroom Four

9'10" x 7'10" (3.0 x 2.4)

A good sized room to the front of the property enjoying a wonderful view across the valley with luxury vinyl flooring and traditional style electric radiator. Currently utilised as a home office, this room would work equally well as a bedroom/playroom or snug, if desired.

#### Downstairs W.C.

With low-level W.C. and handbasin with chrome mixer tap set in a vanity unit. Luxury vinyl flooring, neutral wall tiling to half height and double glazed window.

#### Double Garage

17'4" x 16'4" (5.3 x 5.0)

An integral double garage with power, plumbing and lighting with a utility area to one corner, fitted cupboards and worksurface. With up and over door, window and stable door to the rear leading out to the garden.

### FIRST FLOOR

#### Landing

An open tread, return, carpeted staircase with timber and glass balustrading and large double glazed window to the half landing leads up to the first floor of the property. Doors open into three good sized bedrooms and the three-piece house bathroom. A hatch gives access to the roof area, a recessed cupboard with shelving provides excellent storage.

#### Bedroom One

13'9" x 12'1" (4.2 x 3.7)

A generously proportioned, beautifully presented double bedroom to the rear of the house overlooking the delightful garden. With carpeted flooring and recessed wardrobe with hanging rails.

#### Bedroom Two

13'9" x 9'10" (4.2 x 3.0)

A second double bedroom, again to the rear of the property, with large double glazed windows overlooking the garden, luxury vinyl flooring and recessed wardrobe.

#### Bedroom Three

10'9" x 8'10" (3.3 x 2.7)

A good sized third bedroom with luxury vinyl flooring, downlighting and large double glazed windows enjoying the wonderful view across the valley. The owners currently use this as a home office.

#### Bathroom

With low-level W.C., pedestal hand basin with chrome mixer tap and panel bath with thermostatic shower, glazed screen and neutral wall tiling. Tile effect vinyl flooring, extractor, downlighting. A double glazed window affords a fantastic view across the valley.

### OUTSIDE

#### Garden

To the front the property is well set back from the road at the head of this beautiful, peaceful cul-de-sac enjoying a lawned foregarden with a pathway leading to the entrance door and round the side of the property to the rear garden via a timber gate. The house benefits from a delightful, south facing garden with area of lawn, two patio areas for alfresco dining and entertaining and raised areas with stone walling and an abundance of mature shrubs and trees. This is a lovely sheltered garden, where one can relax and entertain.

#### Driveway Parking

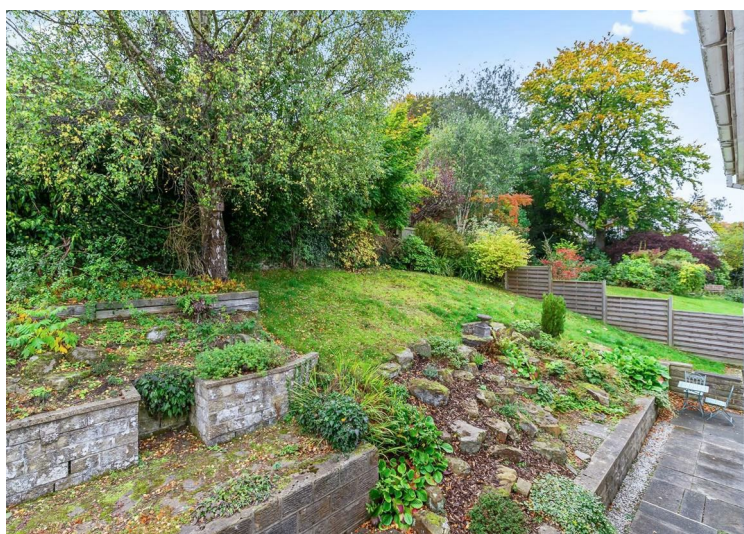
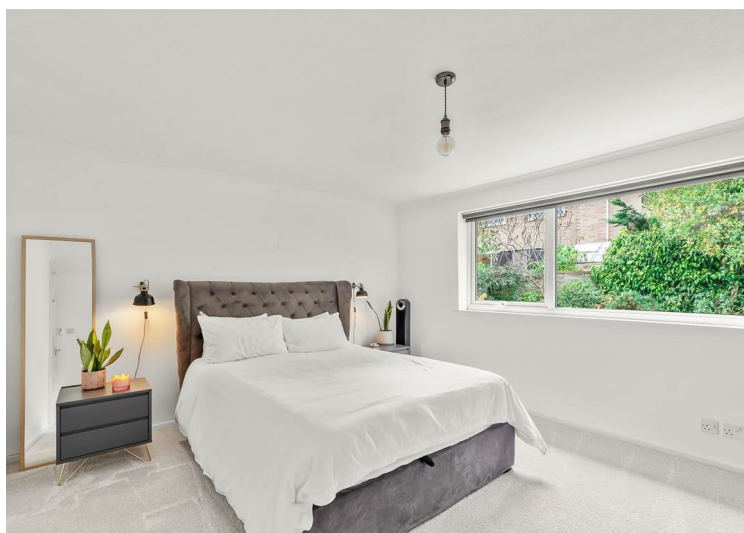
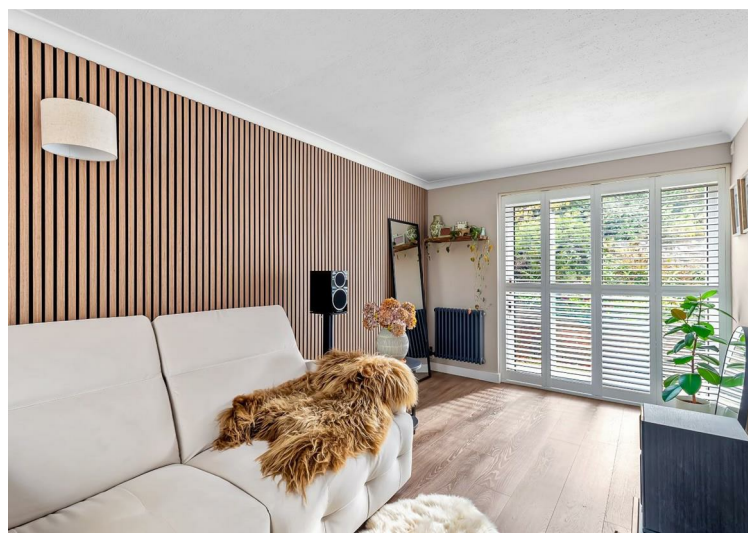
A tarmacadam driveway provides off-road parking for two vehicles.

### 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.

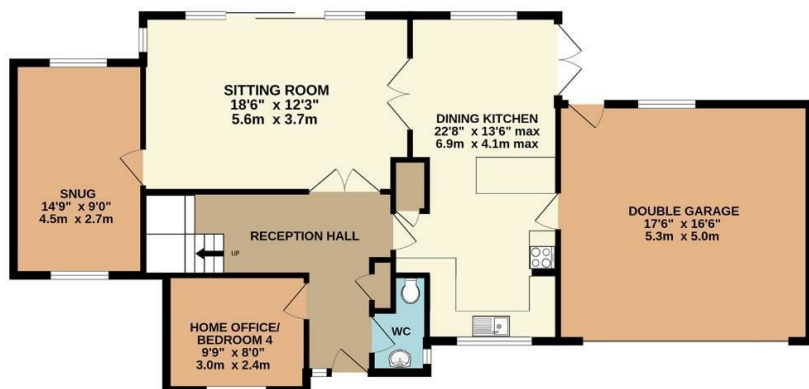


- Beautiful Four Bedroom Detached House With South Facing Garden
- Contemporary Styling Throughout
- Delightful Cul de Sac Location With Stunning Views
- Well Presented Dining Kitchen With Patio Doors
- Beautiful Lounge With Gas Stove
- Cinema Room / Family Room
- Integral Double Garage With Utility Area
- Close To Central Ilkley
- Walking Distance To Excellent Schools And Train Station
- Council Tax Band F

| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            | 74                                                                                                            | 84        |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



GROUND FLOOR  
1116 sq.ft. (103.7 sq.m.) approx.



FIRST FLOOR  
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 1658 sq.ft. (154.0 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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