

# Harrison Robinson

Estate Agents



**1 Wood Royd Gardens, Ilkley, LS29 8BU**

**£965,000**

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### GROUND FLOOR

#### Reception Hall

A half-glazed UPVC entrance door with adjacent tall glazed panel allows the natural light to flood in to this generous reception hall with return, carpeted staircase with painted spindle balustrade leading to the first floor. Space for several items of furniture. Quickstep laminate flooring, coving, radiator and useful understairs storage cupboard. This is a wonderful environment in which to greet friends and family.

#### Living Dining Kitchen

22'11" x 14'11" (7.01 x 4.57)

Fitted with an Adams Tebb, luxury kitchen comprising a comprehensive range of base and wall units in a soft grey with complementary quartz worksurface and upstands and glass splashbacks over, this is a wonderful entertaining area having benefitted from a thoughtfully designed extension to create space for dining and relaxing. An inset stainless-steel one and a half bowl sink with monobloc tap sits beneath a window affording a fabulous, far reaching Wharfe Valley view. This beautifully appointed kitchen boasts a full complement of integrated appliances including Siemens electric ovens, an AEG induction hob with unusual circular stainless-steel chimney hood and extractor fan over, an AEG fridge/freezer and an AEG dishwasher. Amtico flooring, contemporary, vertical radiator and downlighting. The living dining area has room for both a dining table and a couple of armchairs or a sofa. Large, dual aspect windows allow the natural light to flood in and a further opportunity to enjoy the lovely, far reaching views. French doors with two glazed side panels open onto the patio and garden beyond. Continuation of the Amtico flooring, downlighting, radiator and TV point.

#### Lounge

22'11" x 11'8" (7.01 x 3.56)

A lovely lounge of great proportions bathed in light courtesy of the two large windows to both front and rear elevations with a further charming, arched window to the side accentuating the bright atmosphere. An elegant, Carrara marble fireplace housing a gas fire is a fabulous, focal point. Coving, two radiators, carpeting and TV point. This is a wonderful entertaining space with an arched doorway leading into the superb garden room and a large archway opening into:

#### Dining Room

11'6" x 10'11" (3.52 x 3.35)

A great-sized dining room with space for a large, family dining table. A window makes for a bright atmosphere. Quickstep laminate flooring, coving and radiator. A doorway leads into the living kitchen and a further door opens into the hallway.

#### Garden Room

12'9" x 9'11" (3.90 x 3.04)

This is a fantastic addition to this lovely home, a glass extension, with doors that open right across to create a wonderful inside outside feel. Ceramic tiled floor and radiator. This is a wonderful spot to sit and absorb the peace and tranquillity of the beautiful garden.

#### Utility Room

A good-sized utility room fitted with modern base and wall units and space and plumbing for a washing machine and a tumble drier. Stainless-steel sink with monobloc tap and tiled splashback. Karndean flooring and radiator.

#### Cloakroom/W.C.

Fitted with a contemporary suite consisting of a wall-mounted washbasin with monobloc tap and a concealed cistern w/c incorporating useful shelving. Tiled to half-height and continuation of the Quickstep laminate flooring. Radiator and a window with opaque glazing allowing for ample natural light.

#### Garage

18'11" x 14'11" (5.79 x 4.57)

A great-sized, integral, double garage accessed internally from the reception hall with electric, remote controlled garage door. A single door to the side elevation provides further external access. Window with opaque glazing to the side elevation. The garage houses the central heating boiler.

### FIRST FLOOR

#### Landing

A good-sized, galleried landing with carpeting, radiator and loft hatch.

#### Master Bedroom

14'11" x 14'11" (4.57 x 4.55)

A lovely, spacious, double bedroom to the front elevation enjoying some wonderful views through the large window. Carpeting, radiator and coving.

#### En Suite Shower Room

A well-appointed, fully-tiled, contemporary en-suite shower room, fitted with a glazed shower cubicle with mains shower, a wall hung washbasin with monobloc tap and a low-level w/c. Chrome, ladder, towel radiator, mirrored wall cabinet and extractor fan. Electric underfloor heating.

#### Bedroom Two

14'2" x 11'6" (4.32 x 3.53)

A second great-sized, double bedroom, also situated to the front of the property enjoying some delightful views. Carpeting, radiator and fitted wardrobe.

#### Bedroom Three

13'11" x 8'8" (4.26 x 2.66)

Yet another good-sized, double bedroom, this time to the rear elevation, benefitting from some stunning, far reaching, countryside views. A deep cupboard provides generous storage and a hanging rail. Carpeting and radiator.

#### Bedroom Four

14'4" x 8'8" (4.39 x 2.66)

Last, but by no means least, is this double bedroom to the rear of the property enjoying those superb, long distance valley views. Shelved cupboard, carpeting and radiator.

#### Bathroom

10'11" x 7'8" (3.35 x 2.36)

A luxurious, four-piece house bathroom comprising a panel bath with central mixer tap and hand held shower attachment, a large, walk-in, glazed shower cubicle with mains shower, a vanity washbasin with monobloc tap and storage below and a concealed cistern w/c incorporating a storage cupboard. Electric underfloor heating.

### OUTSIDE

#### Gardens

The property enjoys beautifully maintained gardens, comprising of a level lawn surrounded by established borders of colourful planting. A gravel seating area is a lovely spot to sit and enjoy the peace and tranquillity and the calming sound of the charming water feature. Two spacious patio areas provide a further, one accessed from the garden room and the other from the living dining kitchen provide ample room for outdoor furniture. Privacy is maintained by hedging.

#### Driveway and Parking

The wide driveway provides parking for several vehicles in front of the double garage.

### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

There is Ultrafast Fibre Broadband shown to be available to the property.

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

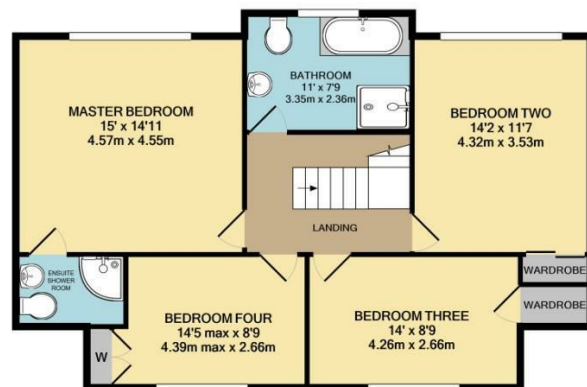
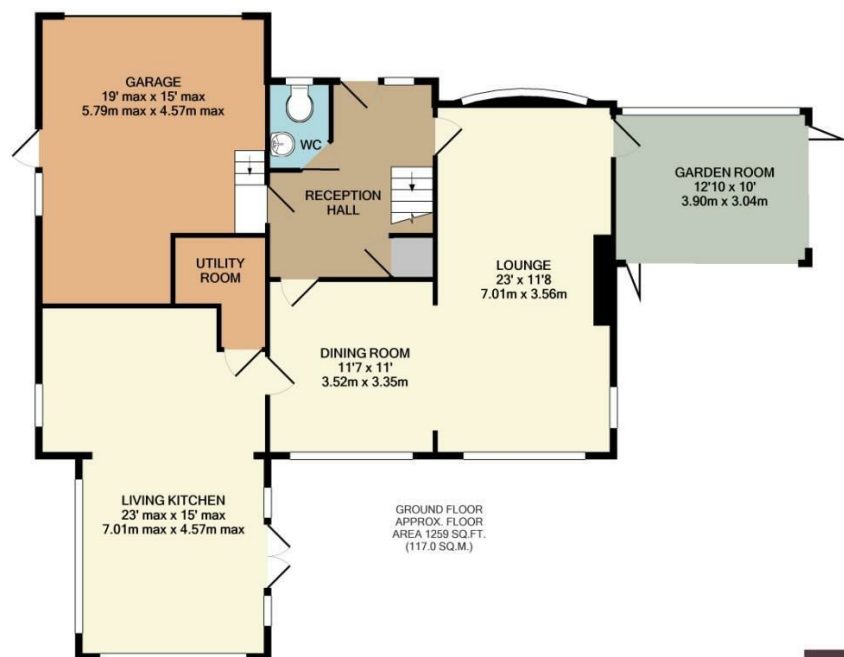
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- Four Double Bedroom Detached House
- Beautiful Adams Tebb Kitchen With Living Dining Area
- Three Further Reception Rooms
- Master Bedroom En Suite
- Luxury Four Piece House Bathroom
- Double Garage
- Generous Corner Plot
- Highly Regarded Location
- Close Proximity to Excellent Schools and Train Station
- Council Tax Band G

#### 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>                            | 77                                                                                                            | 82        |
| (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  |           |



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**TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 2106 SQ.FT. (195.7 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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