Harrison Robinson

Estate Agents

# 62 Ben Rhydding Road, Ilkley, LS29 8RN

## Guide Price £995,000

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## GROUND FLOOR

### Entrance Hall
A smart, composite entrance door with obscure glazed panes and double glazed side window opens into a welcoming entrance hall. Half glazed, oak panelled doors open into the fabulous living dining kitchen and the beautifully presented lounge. Solid oak flooring, radiator, useful, spacious, under stairs cupboard. A return carpeted staircase leads to the first floor of the property.

### Living Dining Kitchen
24'7" x 18'0" (7.5 x 5.5)
A generously proportioned room, the real hub of this home with a high-quality, Eastburn Pine fitted kitchen incorporating solid wood units with Silestone worksurfaces and upstands including a large island providing seating and housing an inset sink with mixer tap, dishwasher and cupboards. Further appliances include a range cooker with six ring gas hob with Metro tiling to splashback and stainless steel extractor over and larder fridge. Beautiful, bespoke, larder style cupboard. There is ample space for a family dining table and with the bifold doors, with integral blinds, leading out to the South facing garden this is a wonderful entertaining space bringing the outside in in warmer months. The living area provides space for comfortable furniture in front of the log burning stove and two, large windows with plantation shutters to the front elevation allow natural light. Solid wood flooring with underfloor heating creating a lovely, ambient temperature. A door opens to:

### Cloakroom / W.C.
Very well presented with low-level W.C., wall hung handbasin with chrome mixer tap and tiled splashback, continuation of the solid wood flooring, recessed ceiling light.

### Utility Room
13'1" x 7'2" (4.0 x 2.2)
A large utility room to the rear of the house with cream base and wall units with stainless steel handles, wood effect worksurfaces and upstands and stainless steel sink and drainer with chrome mixer tap. There is space and plumbing for a washing machine and tumble dryer. Continuation of the solid wood flooring, radiator. UPVC, double glazed windows enjoy a delightful aspect over the rear garden.

### Lounge
20'4" x 12'5" (6.2 x 3.8)
A beautifully presented, spacious lounge with carpeted flooring, two radiators and large, double glazed windows to the front elevation enjoying delightful, far reaching views. Attractive wall panelling to one wall, ample space for comfortable furniture.

## FIRST FLOOR

### Landing
A return, carpeted staircase with radiator and double glazed window to the half landing leads to the first floor of the property. Smart, oak panelled doors open into five bedrooms and the spacious house bathroom. There is a useful cupboard with shelving and radiator providing storage. A hatch gives access to the loft area.

### Master Bedroom
21'3" x 13'5" (6.5 x 4.1)
A generously proportioned, master bedroom with carpeted flooring, radiator and large, double glazed windows looking out over the South facing garden enjoying glimpses up to Ilkley Moor. A double glazed, sliding patio door leads out to a charming, small balcony area perfect for a morning coffee. A hatch leads to the loft area. Open to:

### Dressing Area
A dressing area with space for tall wardrobes and vanity table with carpeted flooring, recessed ceiling lights and door into:

### En Suite Bathroom
Beautifully presented with low-level W.C. with concealed cistern, deep-fill bath with freestanding, chrome mixer tap and shower attachment and traditional style handbasin with chrome mixer tap, and Metro tiling to splashback set in a bespoke vanity unit. High-quality, wood effect flooring, chrome, ladder style, heated towel rail, recessed spotlights. Double glazed window to the front of the property with integral blind enjoying charming, countryside views.

### Bedroom Two
13'9" x 9'10" (4.2 x 3.0)
A lovely, light and airy, dual aspect double bedroom enjoying views to the rear up to the moor and the iconic Cow and Calf Rocks and across the valley to the front. Carpeted flooring, radiator, ample room for furniture.

### Bedroom Three
13'9" x 9'10" (4.2 x 3.0)
A double bedroom to the front of the property with large, double glazed windows allowing ample natural light and enjoying views across the valley. Carpeted flooring, radiator, fitted wardrobe, ample room for bedroom furniture.

### Bedroom Four
11'1" x 8'10" (3.4 x 2.7)
A small double room to the rear of the house with carpeted flooring, radiator and views up to Ilkley Moor. Fitted wardrobe.

### Bedroom Five
7'10" x 7'2" (2.4 x 2.2)
A single bedroom to the front of the house with carpeted flooring, radiator and double glazed window, again, benefitting from delightful, countryside views. This would work equally well as an office or nursery, if desired.

### House Bathroom
A great sized family bathroom with low-level W.C., pedestal handbasin with chrome mixer tap with mirrored vanity unit over with lighting and tiled splashback and deep-fill bath with freestanding, chrome mixer tap and shower attachment. Large, walk-in shower cubicle with thermostatic drench shower plus additional attachment and wall mounted controls. Extractor, recessed ceiling lights and three, double glazed windows to the front of the property. High-quality, wood effect flooring, contemporary styled, grey, vertical radiator.

## OUTSIDE

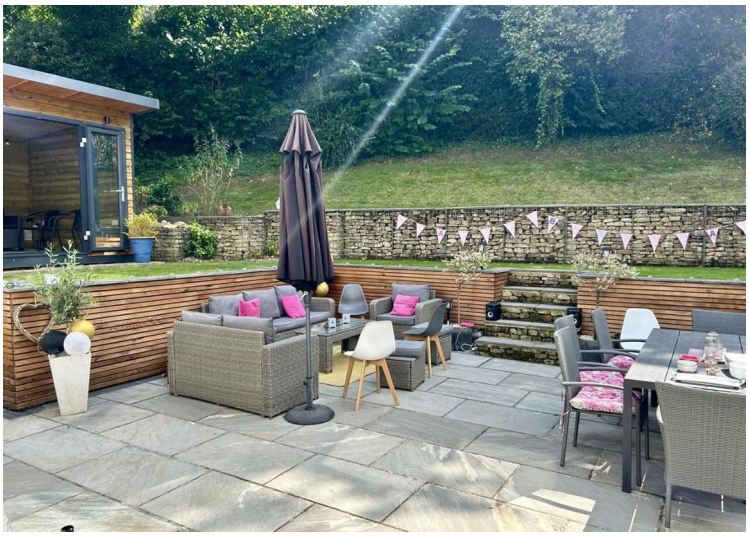
### Gardens
The current owners have extensively landscaped the large, South facing rear garden to create a generous paved patio area with outdoor lighting and with ample room for comfortable furniture. Attractive, Cedarwood clad retaining walls with steps leading to level lawned areas. There is a variety of mature plants, trees and hedging maintaining a good degree of privacy. Outdoor electric sockets and outdoor tap. A paved pathway leads around the side of the property to the front, where one finds a path leading to the covered entrance door and a large, lawned area adding to the kerb appeal of the house, setting it well back from the road.

### Garden Room
A recent addition is the fully insulated, timber garden room with power and lighting, attractive, tile effect, vinyl flooring and double glazed doors and windows. This is perfect to enjoy the garden in colder weather and would work very well as a chillout space for teenagers/adults or a home office, if needed.

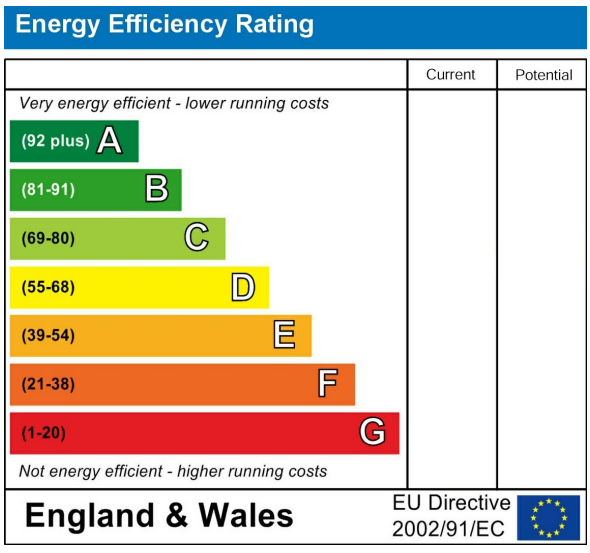
### External Store
12'1" x 6'10" (3.7 x 2.1)
A great sized external store housing the gas central heating boiler and pressurised water tank with a useful, mezzanine level providing excellent storage for garden equipment and bikes etc.

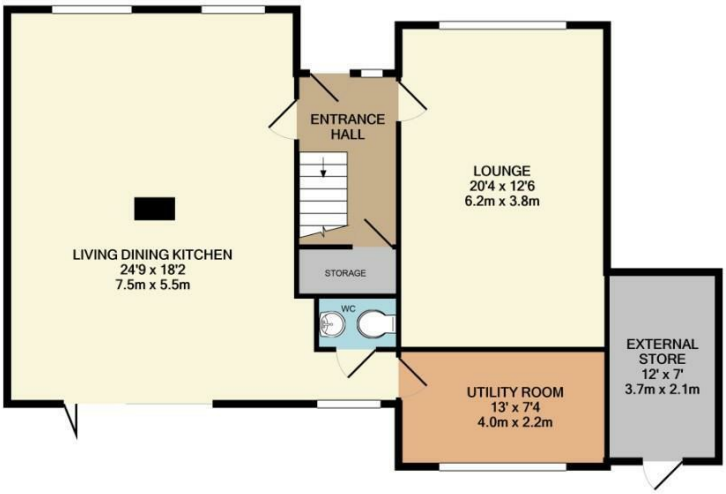
### Driveway Parking
A tarmacadam driveway provides off road parking for two vehicles with a further, gravelled area adjacent, which could be additional parking or potentially a space to add a garage, if desired (STPC). There is ample on road parking directly by the house for visitors.

## 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.

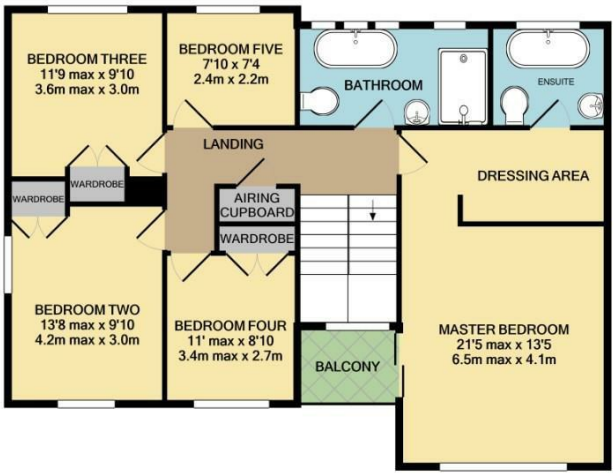


- Beautiful Five Bedroom Detached Family Home
- Extensively Renovated Throughout To A High Standard
- Stunning Living Dining Kitchen With Bifold Doors
- Good Sized Landscaped South Facing Garden With Garden Room
- Generously Proportioned Lounge
- Master Bedroom Suite With Balcony
- Contemporary House Bathroom And En Suite
- Prestigious Elevated Location In Ben Rhydding
- Walking Distance To Excellent Schools, Train Station And Ilkley
- Council Tax Band G






GROUND FLOOR
APPROX. FLOOR
AREA 1028 SQ.FT.
(95.5 SQ.M.)




FIRST FLOOR
APPROX. FLOOR
AREA 929 SQ.FT.
(86.3 SQ.M.)

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TOTAL APPROX. FLOOR AREA INCLUDING EXTERNAL STORE 1957 SQ.FT. (181.1 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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Ilkley 126 Bolling Road, West Yorkshire, LS29 8PN
Tel: 01943 968 086 | Email: info@harrisonrobinson.co.uk
www.harrisonrobinson.co.uk