Harrison Robinson

Estate Agents



9 High Wood, Ilkley, LS29 8SB

£865,000

5 2 3 B





9 High Wood, Ilkley, LS29 8SB
£865,000





GROUND FLOOR

Entrance Porch
Steps lead up to an entrance porch with double-glazed windows and tiled flooring - an ideal spot to kick off shoes and boots after a walk in the surrounding countryside. A glazed entrance door opens into:

Reception Hall
A bright and welcoming reception hall, an ideal environment in which to greet friends and family. Karndean flooring, radiator, downlighting and carpeted, return staircase leading to the first floor with useful under stairs storage cupboard. The Karndean flooring leads onto a carpeted hallway with radiator and door opening into:

Lounge
21'8" x 15'5" (6.62 x 4.72)
A generously proportioned, light and airy lounge courtesy of double-glazed windows to the front enjoying magnificent Wharfe Valley views and sliding double-glazed doors to the rear benefitting from lovely views over the beautiful, south facing garden. An attractive, focal feature to this room is the stone fireplace and hearth housing an open fire. Carpeting, two radiators, downlighting and TV point.

Dining Room
13'9" x 9'10" (4.21 x 3.00)
A good-sized dining room with double-glazed, sliding patio doors leading out to the delightful, south facing rear garden and affording a lovely outlook. Karndean flooring, radiator and downlighting. There is ample room for a large family dining table here. A lovely feature is the large open hatch into the kitchen, facilitating ease of dining and conversation when entertaining! The dining room also opens into the kitchen.

Kitchen
13'9" x 8'3" (4.21 x 2.52)
Fitted with a range of cream base and wall units and drawers with attractive, chrome handles, complementary quartz worksurfaces over and tiled splashbacks. Integrated appliances include an AEG double electric oven, a ceramic hob with extractor over, a fridge, an AEG dishwasher and an AEG washing machine. A composite one and a half bowl sink with chrome mixer tap and drainer sits beneath a large double-glazed window to the rear of the house enjoying the fabulous view over the garden. Recessed ceiling lights, radiator, TV point and continuation of the Karndean flooring. An external glazed door with opaque glazing leads out to the side of the property.

Study
7'4" x 7'2" (2.24 x 2.19)
An ideal study or potential playroom, conveniently situated close to the dining room and kitchen, enjoying superb far reaching countryside views through the double-glazed picture window. Carpeted flooring and radiator.

W.C.
A spacious cloakroom/w.c. Fitted with a pedestal washbasin with monobloc tap and tiled splashback and low-level w/c. Continuation of the Karndean flooring, radiator and double-glazed opaque window affording ample natural light.

FIRST FLOOR

Landing
A spacious, carpeted landing filled with light courtesy of the large, opaque, double-glazed window to the half landing. Radiator, loft hatch and deep shelved linen cupboard housing the pressurised water cylinder.

Master Bedroom
15'5" x 10'11" (4.72 x 3.33)
A generously proportioned, double bedroom exuding an ambiance of calm and tranquillity with beautiful views over the delightful. large, south facing, rear garden. Fitted wardrobes to one wall, radiator, carpeting and TV point.

En Suite
A spacious en suite bathroom, fitted with a modern white suite comprising of a corner bath with attractive, mosaic tiled panelling to the sides and with electric shower over with glazed screen, a pedestal washbasin with monobloc tap and a low-level w/c. Fully tiled to the walls and floor. Chrome, ladder, towel radiator, shaver point, downlighting and double-glazed window affording a lovely, far reaching view.

Bedroom Two
13'9" x 9'8" (4.21 x 2.97)
A second spacious, double bedroom to the rear of the property enjoying the fabulous, south facing views. Fitted wardrobes, carpeting and radiator.

Bedroom Three
13'9" x 8'2" (4.21 x 2.49)
A third double bedroom, currently serving as a snug and enjoying the superb garden views through the double-glazed window. Carpeting, radiator, fitted wardrobe and TV point.

Bedroom Four
10'5" x 7'6" (3.20 x 2.29)
A good-sized fourth bedroom to the front of the property benefitting from the spectacular, far reaching, countryside views. Carpeting, radiator and TV point.

Bedroom Five
7'8" x 7'4" (2.34 x 2.26)
A good-sized single bedroom to the front elevation, again benefitting from the lovely Wharfe Valley views. Fitted wardrobe, carpeting and radiator.

Bathroom
A beautifully appointed four-piece house bathroom incorporating a deep fill bath with mixer tap, a glazed shower cubicle with electric shower, a pedestal washbasin with mixer tap and a low-level w/c. Fully tiled to the walls and floor. Chrome, ladder, towel radiator, shaver point, downlighting and double-glazed window with opaque glazing.

OUTSIDE

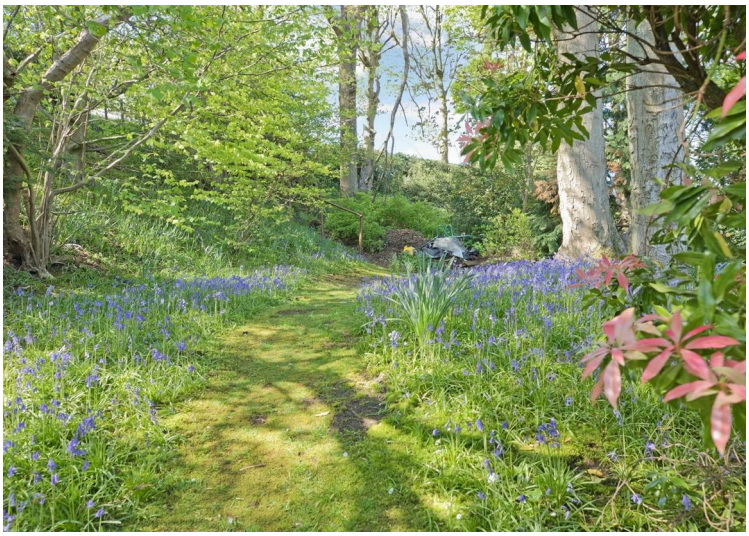
Double Garage And Parking
25'5" x 15'1" (7.77 x 4.62)
A block paved driveway provides off road parking for two vehicles leading to a double garage with remote control electric door. The garage houses the central heating boiler.

Gardens
The property enjoys a particularly generous, south facing garden, very well maintained by the current owners, predominantly laid to lawn with a wide variety of mature shrubs, hedging and planting to borders. A smartly paved patio area is a delightful spot for outdoor furniture to enjoy alfresco dining. This is a great garden for children to play safely and adults to entertain. The long garden leads to an enchanting area with mature trees - a magical environment for children to explore. The views from here are simply breathtaking -this is a great vantage point to savour the Wharfe Valley views to the front and a lovely aspect over Ben Rhydding golf course to the rear. To the front of the property stone steps lead to the entrance door via the driveway, there is also an attractive area to the front with mature planting and lawn adding to the kerb appeal.

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

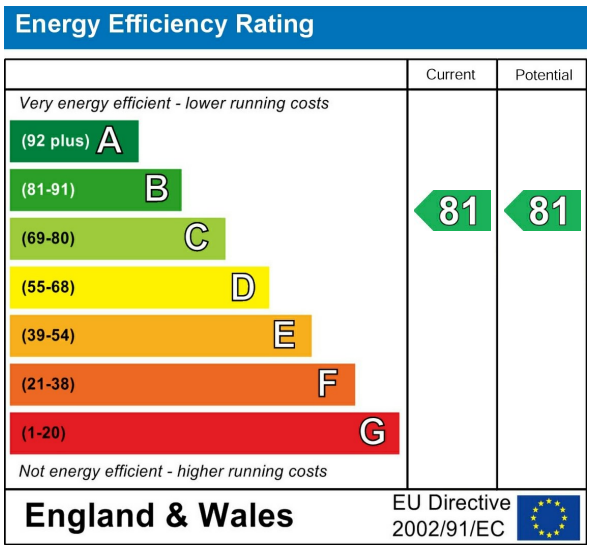








- Five Bedroom Detached House
- Immaculately Presented Throughout
- Fabulous Large South Facing Garden
- Three Reception Rooms
- En Suite To Master Bedroom
- Large Double Garage And Driveway Parking
- Stunning Long Distance Views Over The Golf Course And Up To The Cow And Calf
- Popular And Convenient Ben Rhydding Location
- Walking Distance To Excellent Schools And Train Station
- Council Tax Band F









LOWER GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.

GROUND FLOOR
795 sq.ft. (73.9 sq.m.) approx.

FIRST FLOOR
783 sq.ft. (72.7 sq.m.) approx.

Harrison Robinson
Estate Agents

TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 1958 SQ.FT. (181.9 SQ.FT.)

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.

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