

# Harrison Robinson

Estate Agents



**38 Cow Pasture Road, Ilkley, LS29 8SS**

**£599,950**

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### GROUND FLOOR

#### Entrance Porch

The property is accessed by several stone steps leading to a timber framed entrance porch.

#### Reception Hall

A sturdy, multi-paned, half-glazed, timber door with a matching glazed panels to both sides allow ample natural light to flood in to this most spacious reception hall. A further large, side window enhances the bright atmosphere. The high ceilings, the broad, carpeted, return staircase with original feature balustrading with solid oak finials and deep cornicing set the characterful tone of this wonderful, family home. Room for several items of furniture, carpeting and radiator. This is a lovely spot in which to greet family and friends.

#### Lounge

16'7" x 13'10" (5.06 x 4.23)

A lovely sitting room of generous proportions benefitting from an attractive bay window to the front accentuating the feeling of space. One's eyes are drawn to the marble fireplace with grand, ornate, timber fire surround housing a coal effect gas fire. Cornicing, radiator and TV point. Stripped floorboards enhance the characterful feel of this room.

#### Living Dining Kitchen

23'1" x 20'4" (7.06 x 6.22)

This fabulous, spacious living dining kitchen is the heart of this wonderful, family home. A bespoke, fitted kitchen with wooden fronted base and wall units and stainless-steel bar handles with complementary Corian worksurface and upstands over incorporates plentiful storage. A large stainless-steel range oven with six burner stainless-steel gas hob and Neff stainless-steel chimney hood and extractor over with glass splashback takes pride of place. Space for a fridge/freezer and space and plumbing for a dishwasher. A matching island unit provides further storage. Inset one and a half bowl Franke stainless-steel sink with monobloc tap. A bank of six Velux windows and a large side window allow the natural light to flood in whilst a single half-glazed door and bi-fold doors provide access onto the south facing, rear garden, conducive to al fresco entertaining. Space for a large, family dining table, a sofa and armchairs. Three traditional style radiators. A fully glazed single timber framed door opens into:

#### Boot Room

A composite door with attractive, etched, leaded panel is an ideal way to arrive home after a walk in the surrounding countryside as it provides entrance into the good-sized boot room with practical flooring and space to hang coats and store shoes. A bank of tall, opaque glazed windows makes for a bright atmosphere. A fully glazed door with adjacent glazed side panels leads out into the rear garden. A door opens into:

#### Utility Room

14'2" x 7'9" (4.33 x 2.38)

A great-sized utility room, fitted with useful base and wall units providing plentiful storage with complementary laminate worksurface over incorporating a stainless-steel sink and draining board with monobloc tap and tiled splashback. Space and plumbing for a washing machine and a tumble drier. A large window overlooking the garden and three Velux windows allow the light to flood in. The Vaillant central heating boiler is housed here. Vertical, ladder style radiator.

#### W.C.

Useful cloakroom/w.c. with wall hung basin and low-level w/c. Window with opaque glazing and extractor fan.

### FIRST FLOOR

#### Landing

A carpeted half landing with window to the side elevation leads up to the main landing giving access to three double bedrooms and the house bathroom. A further return carpeted staircase leads up to the second floor bedroom en suite.

#### Bedroom Two

13'11" x 13'10" (4.26 x 4.23)

A spacious, double bedroom to the front elevation with cornicing, radiator and stripped flooring. A large window affords charming views over the Wharfe Valley.

#### Bedroom Three

13'10" x 11'10" (4.24 x 3.62)

A further generous, double bedroom, this time to the rear of the property. A south facing window allows the light to flood in. Stripped flooring, radiator and cornicing.

#### Bedroom Four

10'0" x 9'3" (3.05 x 2.83)

A fourth, double bedroom to the front elevation, currently used as a study. A window affords pleasant views. Stripped flooring and radiator.

#### Bathroom

A beautifully appointed, four-piece, contemporary house bathroom of an excellent size. Fitted with a freestanding, deep fill bath with monobloc tap, a circular washbasin with monobloc tap sitting on a vanity unit comprising of a double cupboard, a low-level w/c and a large walk-in shower with glazed screen and mains shower with separate hand-held shower attachment. Fully tiled to the walls and floor. Two windows to the side elevation allow for ample natural light. Chrome, ladder, towel radiator, downlighting and extractor fan.

### SECOND FLOOR

#### Landing

A seamless continuation from the original staircase up to the second floor carpeted landing leading into the Master bedroom.

#### Master Bedroom

16'11" x 14'5" (5.17 x 4.40)

A spacious, double bedroom - an oasis of peace and calm. Four Velux windows allow for ample natural light. Two traditional style radiators and carpeting. Under eaves storage to both sides of the room. A doorway opens into:

#### En Suite Shower Room

A contemporary, stylish, wet room style shower room with mains shower, wall-hung basin with monobloc tap and concealed cistern w/c. Fully tiled to the walls and floor in neutral tones. Cleverly conceived borrowed light from the staircase and landing in a series of windows. Chrome ladder towel radiator.

### OUTSIDE

#### Gardens & Driveway

To the rear is a charming, south west facing, low-maintenance garden, with both a paved patio and also a gravelled seating area - ideal for al fresco entertaining. Fencing and hedging maintains privacy. A large, timber shed provides storage for all the family equipment. To the front the property is well set back from the road and the front garden is a gravelled, low-maintenance area with established shrubs and bushes maintaining privacy in front of the stone wall bordering the pavement. Wrought iron double gates lead onto a tarmac driveway.

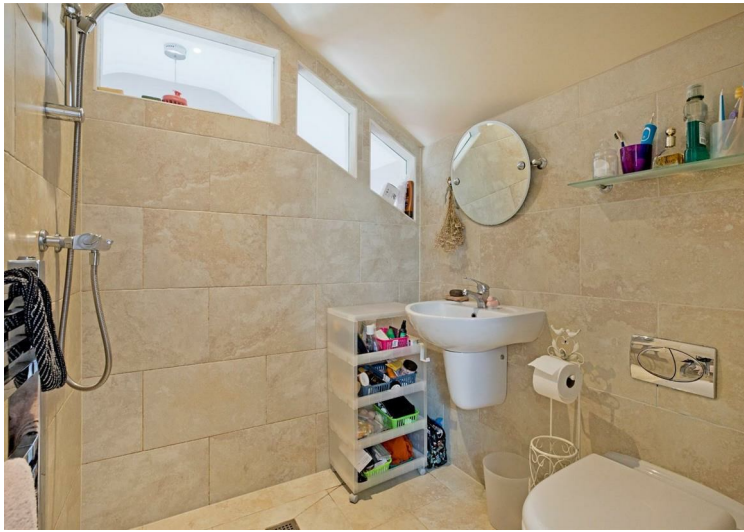
#### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

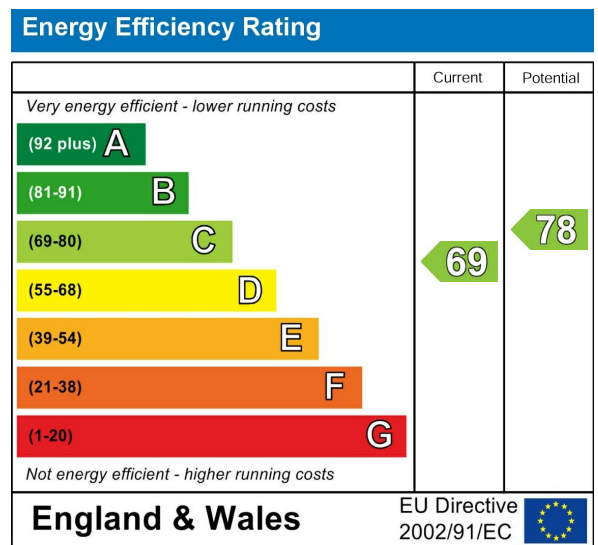
There is Ultrafast Fibre Broadband shown to be available to this property.

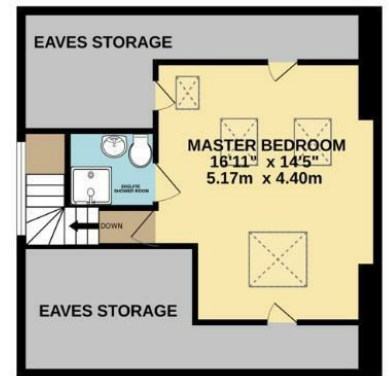
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

Tel: 01943 968 086



- Four Double Bedroom Semi-Detached House
- Spacious Living Dining Kitchen With Bi-Fold Doors
- Charming Sitting Room With Feature Fireplace
- Boot Room & Utility Room
- Master Bedroom En-Suite
- Contemporary Four-Piece House Bathroom
- Driveway Parking
- South Facing Garden
- Close To Town Centre, Train Station & Ilkley Grammar School
- Council Tax Band E





**TOTAL FLOOR AREA : 2160 sq.ft. (200.7 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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