



Moorlands, off Westwood Drive | Ilkley | LS29 9QZ

Asking price £919,950

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8 Moorlands, off Westwood Drive |  
Ilkley | LS29 9QZ  
Asking price £919,950

Built in the early 1990s this four bedrooomed detached family home provides particularly spacious accommodation offering far reaching views from an elevated position. Well equipped to meet the needs of a growing family the property offers an entrance hall with good sized utility room off, access to a double integral garage, to the first floor there is a breakfast kitchen, conservatory, family room, living room with a dining area and a balcony with superb views. To the second floor there are three double bedrooms the principal having ensuite facilities and a family bathroom. To the third floor there is a spacious bedroom spanning the full width of the house with views of Ilkley Moor. Outside the property has a driveway leading to the particularly large double garage and landscaped gardens to three sides.

- Family detached property
- Four Bedrooms
- Double Garage
- Council Tax band G
- Highly regarded location close to Ilkley Moor
- Three reception rooms
- Balcony with far reaching views

### Entrance Hall

15'06 x 15'02 (4.72m x 4.62m)

A glazed and timber entrance door leads into the entrance hallway. With a window to the side elevation, useful under-stairs storage cupboard and stairs leading up to the first floor.

### Utility Room

14'10 x 8'07 (4.52m x 2.62m)

A well proportioned utility area comprising a range of wall and base units, coordinating work tops and a stainless steel sink and drainer. Tiling to the splash areas and plumbing for a washing machine. Two windows to the front elevation.



Built in the early 1990s this four bedroomed detached family home offers particularly spacious accommodation offering far reaching views from an elevated position.



## FIRST FLOOR

### Cloak room

Comprising a concealed unit WC, wall hung vanity wash basin, half tiled walls and floor area. Spotlights to the ceiling and a heated towel rail.

### Conservatory

8'08 x 8'01 (2.64m x 2.46m)

A wooden and glazed conservatory with a tiled floor. Door leading to the rear garden.

### Living Room

30'07 x 12'10 (9.32m x 3.91m)

Spanning from the front to the back of the house this spacious room incorporates patio doors to the front elevation opening onto a balcony with far reaching views, two windows to the side elevation and a further set of patio doors to the rear elevation. Coving to the ceiling.

### Family Room

16'02 x 12'11 (4.93m x 3.94m)

With sliding patio doors leading onto the rear garden, a window to the side elevation and coving to the ceiling.

### Breakfast Kitchen

21'07 x 9'09 (6.58m x 2.97m)

Comprising a range of high gloss wall and base units, coordinating corian work surfaces and up-stands, a one and a half bowl recessed sink and drainer. A range of integrated appliances to include a dishwasher, freezer, AEG induction hob and Siemens cooker hood over. Twin eye level ovens and a fridge. A window to the front elevation with views towards Middleton. Karndean tile effect flooring. Spotlights to the ceiling.

## SECOND FLOOR

Landing with a port hole style window to the front elevation and a window to the side elevation. A useful under-stairs cupboard and an airing cupboard.

### Bedroom One

20'02 max x 12'10 (6.15m max x 3.91m)

Window to the rear and side elevation.



## Ensuite shower room

9'07 x 6'05 (2.92m x 1.96m)

A contemporary suite comprising a walk in shower, vanity unit with basin and cupboard, concealed unit WC, towel rail, tiled floor and splash area. Velux window.

## Bedroom Two

16'01 x 12'10 (4.90m x 3.91m)

With two windows to the rear elevation and one window to the side elevation. Wood effect flooring, a range of built in furniture to include wardrobes, over bed cupboards, drawers and a desk. Spotlights to the ceiling.

## Bedroom Three

15'05 x 9'09 (4.70m x 2.97m)

With a window to the front elevation enjoying far reaching views, wood effect flooring and spotlights to the ceiling.

## House Bathroom

12'07 x 6'01 (3.84m x 1.85m)

Luxury bathroom suite with Villeroy and Bosch fittings. Comprising vanity sink unit, shower cubicle, bath with tiled side panel, WC, tiling to the floor and splash areas, spotlights to the ceiling and a heated towel rail.

## THIRD FLOOR

### Bedroom Four

23'01 x 13'02 (7.04m x 4.01m)

With three Velux windows, a bay window to the side elevation with a windows seat and enjoying towards Ilkley Moor. Built in desk with drawers and cupboards, further storage comprising shelving and drawers. Large built in wardrobe.

### Double Integral Garage

23'03 x 21'04 (7.09m x 6.50m)

Two up and over style garage doors, a window to the side elevation, lights and power. Wall mounted boiler.

## Gardens

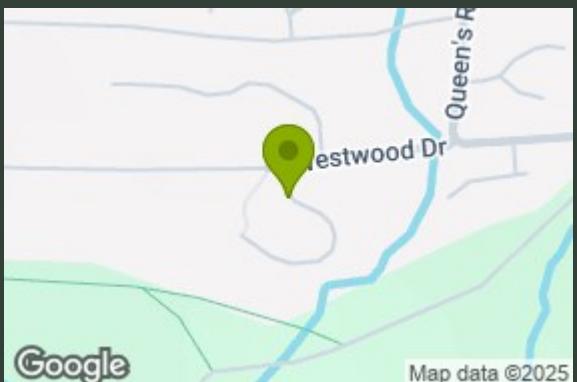
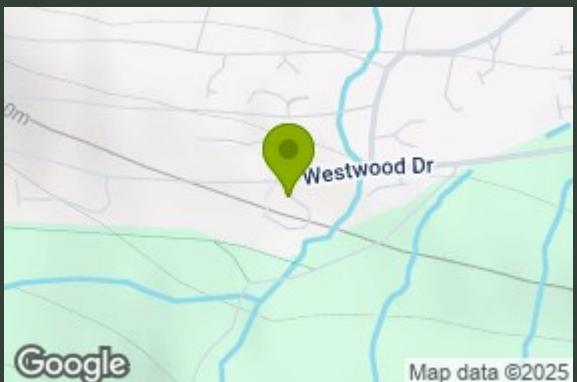
A Tarmacadam driveway leading to the double garage.

There are gardens wrapping around three side of the property, steps lead a path leads up the right hand side of the house through a gate to the rear of the property. To the rear there is a paved patio seating area, a well stocked rockery with mature plants leads to a level lawned area. Steps lead down the opposite side of the house with an ornamental pond, further lawned area and rockery.

At the bottom of Moorlands there is a footpath which gives direct access onto Ilkley Moor.



The property enjoys some particularly lovely views towards Ilkley Moor and across the valley towards Middleton.



GROUND FLOOR  
963 sq.ft. (91.4 sq.m.) approx.

LOWER GROUND FLOOR  
701 sq.ft. (65.1 sq.m.) approx.

FIRST FLOOR  
889 sq.ft. (82.6 sq.m.) approx.

SECOND FLOOR  
443 sq.ft. (41.1 sq.m.) approx.

**TOTAL FLOOR AREA : 3016 sq.ft. (280.2 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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**Energy Efficiency Rating**

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

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