



Hollingwood Rise | Ilkley | LS29 9PW

Guide price £795,000

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7 Hollingwood Rise |
Ilkley | LS29 9PW
Guide price £795,000

A substantial and thoughtfully designed detached home enjoying outstanding views across Ilkley, providing ample three bedroomed accommodation featuring a large double garage that offers scope to add further accommodation.

Forming part of a highly sought after residential area on the upper West side of Ilkley, this charming family home stands within a generous plot that includes a South facing rear garden, lawned front garden and a driveway providing off-street parking for several cars.

- Substantial Plot With Lawned Gardens
- Double Garage Offering Scope To Create Further Accommodation
- Elevated Terrace
- Sought After Residential Area

With gas central heating, the accommodation comprises:

Ground Floor

Entrance Porch

With a stone floor and a glazed door leading to:

Entrance Hall

10'7 x 4'1 (3.23m x 1.24m)

With a glazed door leading to the rear garden.

Inner Reception Hall

13'6 x 9'11 (4.11m x 3.02m)

A real sun-trap, with a Southerly aspect and an outlook over the rear garden.



A superb lawned South facing garden is located to the rear, featuring three paved seating areas as well as mature trees and shrubs.



Sitting Room

17'10 x 11'6 (5.44m x 3.51m)

An inviting sitting room including a wood burning stove with marble surround and hearth, French door leading to a covered seating area and far reaching views.

Dining Room

12'6 x 9'7 (3.81m x 2.92m)

With a door leading to the front terrace.

Kitchen

12'5 x 11'9 (3.78m x 3.58m)

Comprising a good range of base and wall units with coordinating work surfaces, concealed lighting and tiled splashback. Appliances include an oven plus grill, four ring electric hob with hood over, space for Fridge/Freezer and plumbing for a dishwasher. Windows to two sides.

Shower Room

10'0 (max) x 7'11 (3.05m (max) x 2.41m)

Including a walk-in shower, hand wash basin and w.c.

First Floor

Bedroom

16'6 x 11'9 (5.03m x 3.58m)

A generous double bedroom featuring a range of recessed wardrobes and a dual aspect.

Bedroom

12'0 x 11'4 (3.66m x 3.45m)

A second double bedroom with a range of fitted wardrobes, chest of drawers and a dressing table. Dual aspect.

Bedroom

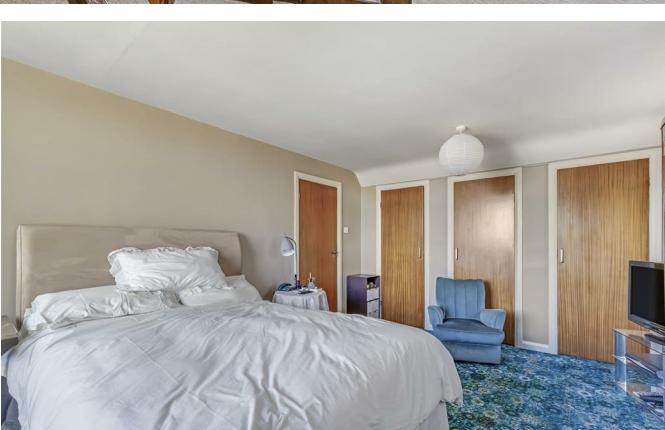
11'6 x 9'8 (3.51m x 2.95m)

A further double bedroom featuring a fitted wardrobe with store cupboards over.

Bathroom

8'7 x 7'2 (2.62m x 2.18m)

Comprising a bath, hand wash basin, w.c and an airing cupboard housing the water cylinder.



Outside

Double Garage

21'11 x 18'4 (6.68m x 5.59m)

An outstanding feature of the home is the generous double garage that provides scope to create further accommodation. Accessed via twin up and over doors.

Front Garden

A vast lawn with daffodils and a mature shrub border.

Rear Garden

The perfect family garden, including a sizeable lawned, three paved seating areas (one of which is covered), mature trees and shrubs.

Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link:

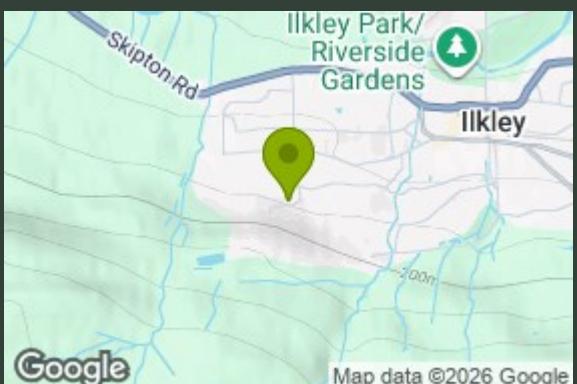
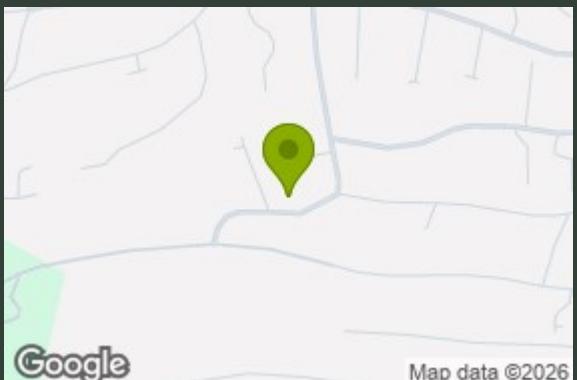
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.



A terrace located to the front of the property takes in a breathtaking view across Ilkley and beyond.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (35-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | 49 | 79 |
| England & Wales | | EU Directive 2002/91/EC | |

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