



Clifford Road | Middleton | Ilkley | LS29 0AL

Guide price £2,500,000

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WHITE**
Trusted Estate Agents

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Believed to date from about 1910, Woodlands House is a hugely impressive detached family home considered a particularly fine example of Arts & Crafts architecture. The property has been sympathetically improved and maintained over the years and retains much original character with bright and airy living space.

The property incorporates a spacious central hallway which leads to three principal reception rooms. A large open plan kitchen with adjoining living area and dining room flows onto the delightful rear garden. The upper floors provide five bedrooms, a bathroom and two shower rooms on the first floor. A suite of two further rooms at second floor level provides a superb 'work from home' office suite or additional bedroom accommodation.

Woodlands House stands within a magnificent level plot of about half an acre, with frontages to Clifford Road, Clifford Avenue and Rupert Road. A particular feature is the large south facing rear garden which enjoys near total privacy.

- Handsome Arts & Crafts Detached Family Home
- Three Principal Reception Rooms
- 5 First Floor Bedrooms, Bathroom & 2 Shower Rooms
- Triple Garage & Large Tarmacadam Forecourt
- Council Tax Band G
- Superb Half Acre Plot With Large South Facing Garden
- Large Open Plan Living Kitchen
- 2 Further Bedrooms/WFH Suite On Second Floor
- Comfortable Walk To Ilkley Town Centre
- EPC Rating D

GROUND FLOOR

Entrance Porch

6'4" x 5'9" (1.93m x 1.75m)

With an oak entrance door. Ceramic tiled floor.

Central Reception Hall

21'5" x 9'7" (6.53m x 2.92m)

With a hardwood floor and an elegant staircase leading to the first floor. Moulded ceiling cornice. Understairs store cupboard and a door opening onto the south facing rear garden.



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Cloakroom

With a low suite wc and a wash basin on a marble plinth and having a cupboard beneath. Moulded ceiling cornice and recessed spotlights.

Sitting Room

18'2" x 14'6" (5.54m x 4.42m)

A bright and airy room with windows to two sides including a curved bay and having southerly views over the rear garden. Ornate plaster ceiling and moulded ceiling. Inglenook fireplace with a marble interior, a wooden surround and incorporating seating to either side.

Living Room

16'1" x 14'6" (4.90m x 4.42m)

With windows to two sides and fitted bookshelves. Picture rail, moulded ceiling cornice and recessed spotlights.

Snug

13'0" x 12'1" (3.96m x 3.68m)

With a pair of fitted cupboards, fitted bookshelves, moulded ceiling cornice and recessed spotlights.

Kitchen

17'7" x 16'4" (5.36m x 4.98m)

An impressive open plan living space, overlooking the garden to the south and having a pair of glazed double doors opening onto the terrace. The kitchen incorporates an extensive range of fitted cupboards and a matching dresser unit. A central island provides further cupboards and drawers and large porcelain sink. Gas range cooker and dishwasher. Moulded ceiling cornice and recessed spotlights. Oak floor.

Dining Room

9'11" x 9'10" plus 15'0" x 11'1" (3.02m x 3.00m plus 4.57m x 3.38m)

With bifold doors opening onto the rear garden. Velux rooflight window and an oak floor. Moulded ceiling cornice and recessed spotlights. A secondary staircase leads to the upper floors..

Utility Room

14'5" x 8'11" (4.39m x 2.72m)

With fitted cupboards and a ceramic tiled floor. Porcelain sink with a mixer tap. Plumbing for an automatic washer and space for a dryer. Door to the side of the property.

Boot Room

8'11" x 5'3" (2.72m x 1.60m)

With a door to the side of the property.



FIRST FLOOR

Landing

Leading to:

Bedroom

17'11" x 15'1" (5.46m x 4.60m)

With a moulded ceiling cornice and recessed linen cupboards. A shower area comprises a large walk-in shower, low suite wc and a wash basin on a limestone plinth with a cupboard beneath. Limestone floor, chrome heated towel rail and recessed spotlights.

Bedroom

15'9" x 14'6" (4.80m x 4.42m)

With fitted wardrobes having cupboards over. Moulded ceiling cornice. Windows to two sides.

Bedroom

14'8" x 13'11" (4.47m x 4.24m)

With fitted wardrobes having cupboards over. Fitted bookshelves. Picture rail and recessed spotlights.

Bedroom

12'7" x 12'0" (3.84m x 3.66m)

With a decorative fireplace and picture rail.

Bathroom

With a central bath, low suite wc, wash basin and a large walk-in shower. Marble tiled floor and two heated towel rails. Recessed spotlights.

Inner Landing

Accessed from the main landing and also from a secondary staircase leading from the dining room.

Bedroom

17'5" x 9'5" (5.31m x 2.87m)

With windows to two sides.

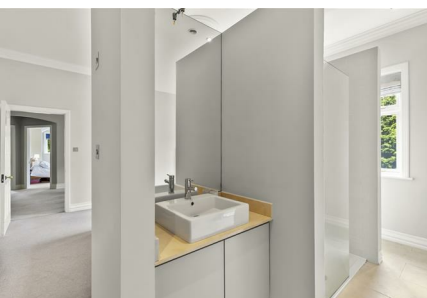
Shower Room

With a walk-in shower, low suite wc and a pedestal wash basin. Ceramic tiled floor and chrome heated towel rail. Recessed spotlights.

SECOND FLOOR

Landing

Having access to a large roof void storage area.



Bedroom

15'0" x 8'6" (4.57m x 2.59m)

With fitted shelves and recessed spotlights.

Bedroom

10'3" x 8'3" (3.12m x 2.51m)

With fitted shelves and spotlights.

OUTSIDE

Detached Garage Block

There is a detached garage block with a pitched tiled roof to the north west corner of the site. The garage is approached by a wide tarmac driveway providing excellent additional off road parking and comprises:

Double Garage

17'4" x 17'4" (5.28m x 5.28m)

Approached by two pairs of wooden double doors.

Single Garage

22'6" x 9'1" (6.86m x 2.77m)

Approached by a pair of wooden double doors. To the rear of the garages there is a very useful covered and secure storage area.

Outbuilding

7'5" x 7'1" (2.26m x 2.16m)

Providing further useful secure storage.

Grounds

Woodlands House stands on a hugely impressive level plot extending to about half of an acre and having frontages onto Clifford Road, Clifford Avenue and Rupert Road. To the front of the house is a tarmac forecourt leading to the garage and providing extensive additional off road parking.

To the south of the house is a large and very private garden. A paved terrace runs the full width of the house and leads on to a sweeping lawn with carefully tended flower borders mature shrubs, a number of trees and mature boundary hedging.

Ilkley

Voted The Sunday Times Best Place to Live in the UK 2022, Ilkley is renowned for its top schools, interesting independent shops and restaurants, its spectacular scenery and convenient rail links. Sports clubs offer excellent opportunities for young people and an energetic community spirit is at the heart of the town's high repute. Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley offers stunning natural beauty whilst still being a convenient base for the Leeds/Bradford/London commuter.



Council Tax

City of Bradford Metropolitan District Council Tax Band G

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>

Offer Acceptance & AML Regulations

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.

Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler. Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.

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.

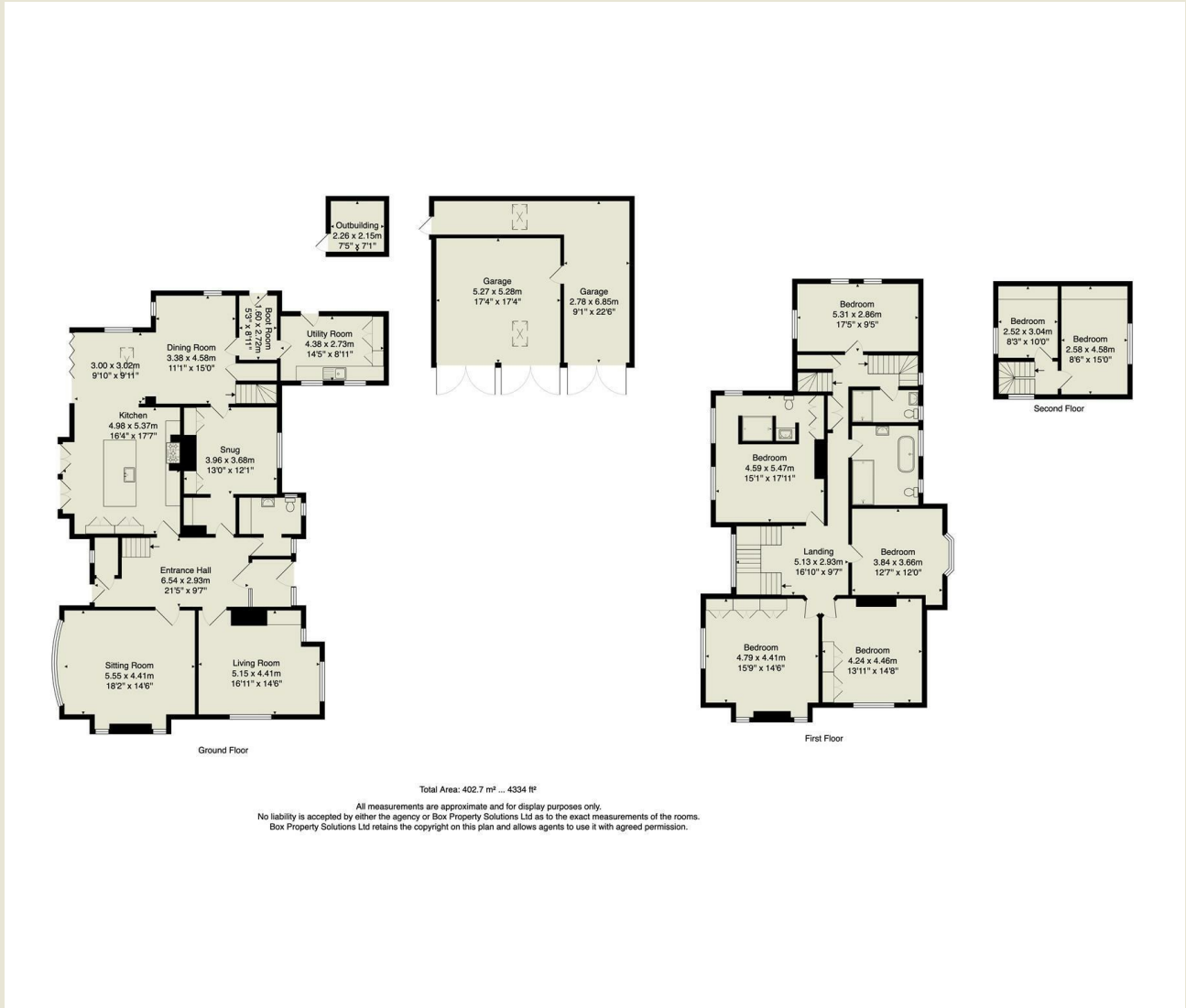
Tenure

We are informed by the client/s that the property is Freehold.



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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		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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