



# Closeburn

Coppywood Drive | Ilkley | LS29 0DX

Asking price £1,025,000

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# Closeburn

3 Cobbywood Drive |

Ilkley | LS29 0DX

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A highly impressive four bedroomed, three bathroom detached home set within a secluded cul de sac just off Slates Lane, enjoying stunning long-distance views towards Ilkley.

Occupying a sizeable plot that includes beautifully maintained lawned gardens to the front and rear, the property features an abundance of living space and highly versatile accommodation with bedrooms and bathrooms on both the ground and first floor. A double garage and driveway provide off-street parking for several vehicles. Closeburn represents an extremely rare opportunity to acquire an outstanding home nestled within one of Ilkley's most sought after areas.

- Four Bedrooms & Three Bathrooms
- Abundance Of Living Space
- Breathtaking Views
- Beautiful Gardens To The Front And Rear
- Cul De Sac Position
- Double Garage & Driveway

With warm air heating, the accommodation comprises:

## Ground Floor

### Covered Entrance

#### Entrance Hall

7'4 x 5'8 (2.24m x 1.73m)

With a door leading to:

#### Cloakroom/Utility

8'4 x 5'8 (2.54m x 1.73m)

Including a hand wash basin w.c, worktop, plumbing for washing machine and space for additional appliances.

#### Dining Hall

20'4 x 10'4 (6.20m x 3.15m)

A large and inviting reception room that connects the entirety of the ground floor. Including a feature fireplace with tiled hearth and stone surround, fitted cabinets and display shelving as well as an opening leading to:



Coppywood Drive is a peaceful and secluded cul de sac positioned towards the top of Middleton, made up of just five detached homes.



### **Garden Room**

12'7 x 8'4 (3.84m x 2.54m)

Featuring an exposed stone wall and offering an outlook over the rear garden. French doors provide access to a paved seating area.

### **Sitting Room**

24'1 x 11'10 (7.34m x 3.61m)

A spacious living area benefitting from an open fire with marble surround and hearth. A bowed window offers a delightful Westerly aspect and French doors open onto a paved seating area with lawn beyond.

### **Dining Kitchen**

17'6 x 11'5 (5.33m x 3.48m)

Comprising a good range of base and wall units with coordinating worksurfaces and concealed lighting. Appliances include an oven plus grill, four ring gas hob with hood over, plumbing for a dishwasher and space for a fridge and freezer. The dining kitchen offers ample space for a dining table and chairs, enjoys an outlook over the rear garden and includes glazed double doors that flow through to the garden room.

### **Living/Dining Room**

24'9 x 12'9 (max) (7.54m x 3.89m (max))

A particularly generous living area with a high degree of versatility. Currently function as two halves, the dining area features a gas fire and a window to the side elevation. The living area enjoys plenty of natural light via a set of sliding glazed doors that provide a South Westerly aspect as well as an amazing view towards Ilkley.

### **Bedroom**

13'0 (plus entry recess) x 9'8 (3.96m (plus entry recess) x 2.95m)

A double bedroom including a range of recessed wardrobes.

### **Shower Room**

6'5 x 6'2 (1.96m x 1.88m)

Comprising a walk-in shower with glass screen, hand wash basin, w.c and a heated towel rail.

### **Inner Hall**

With a useful understairs store cupboard and stairs to the first floor.

### **First Floor**

#### **Landing**

Including a window to the side elevation and a hatch to a boarded loft.

#### **Principle Bedroom**

23'10 x 12'0 (max) (7.26m x 3.66m (max))

An ample double bedroom featuring a range of fitted wardrobes. A fitted seat sits below a window that perfectly frames the outlook towards Ilkley. A further window provides a view across open fields to the West.

#### **En Suite**

9'1 x 4'0 (2.77m x 1.22m)

Comprising a walk-in shower with glass screen, hand wash basin, w.c and a heated towel rail.



### Bedroom

18'2 x 11'10 (5.54m x 3.61m)

A spacious double bedroom featuring two recessed store cupboards, exposed beam, window to the side elevation and two velux windows.

### Bedroom

11'0 x 10'0 (3.35m x 3.05m)

A further double bedroom including fitted wardrobes and drawers.

### Bathroom

11'9 x 6'9 (3.58m x 2.06m)

Comprising a bath with shower over and glass screen, hand wash basin within vanity unit, w.c and a heated towel rail.

### Outside

#### Front Garden

To the front of the property is an expansive, level South West facing lawned garden that features mature shrubs and hedges. A paved seating area sits just above the lawn and offers an excellent outlook over the fields that sit on the other side of Cappywood Drive.

#### Driveway

A tarmacadam driveway provides off-street parking for several vehicles.

#### Double Garage

17'0 x 15'11 (5.18m x 4.85m)

Accessed either via an electric door to the front or single door to the rear. The garage includes light, power and water.

#### Rear Garden

An attractive, principally lawned garden including an abundance of mature trees and shrubs, well-stocked flowerbeds, paved and decked seating areas and a garden shed. Beyond the lawn, some steps lead down to a lower garden area that ultimately leads to a beck.

#### 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>

#### Council Tax

City of Bradford Metropolitan District Council Tax Band G.

#### MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

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.



Standing within a sizeable plot, Closeburn features lawned gardens to the front and rear as well as a double garage and ample off-street parking for several cars.





| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 55                      | 69        |
| (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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