



Oaklands, Westwood Drive | Ilkley | LS29 9RE

Offers in the region of £995,000

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## 11 Oaklands, Westwood Drive | Ilkley | LS29 9RE Offers in the region of £995,000

A stone built attractive detached family home offering an impressive footprint and well planned accommodation. This contemporary home is situated just off Westwood Drive in a highly regarded residential area at the head of a cul de sac of similar properties and enjoying some far reaching views from an elevated position. The layout in brief comprises; Entrance hall, cloakroom, sitting room, study, dining room, family room, kitchen, utility room, ground floor bedroom with an ensuite shower room. To the first floor there are four double bedrooms, the principle having an ensuite shower room and dressing area. The property also has an integral double garage and generous gardens wrapping around this spacious family home.

- Modern family detached property
- Three bathrooms
- Woodland gardens
- Stunning views
- Quality built in furniture and storage
- Five bedrooms
- Four reception rooms
- Detached integral garage
- Close to Ilkley town centre
- Wonderful far reaching views

### GROUND FLOOR

#### Entrance Hall

With a window to the front elevation and a door to the side. A light and spacious entrance area with an under stairs cupboard. Useful coats hanging area. Evocore durable wood effect flooring.

#### Cloakroom

With a window to the front elevation, WC, vanity sink unit and tiling to the half wall level. Evocore durable wood effect flooring and a heated towel rail.





A stone detached family home offering an impressive foot print and well planned accommodation.



## Kitchen

16'09 x 9'09 (5.11m x 2.97m)

A range of contemporary white wall and base units with coordinating work tops. One and half bowl sink and drainer. A range of integral appliances to include a NEFF induction hob with an extractor hood over, double oven and dishwasher. Wine rack. Window to the rear elevation and a continuation of the Evocore durable wood effect flooring. A door leading down to the utility room with a landing area housing the boiler, space for a fridge and a window to the side elevation.

## Utility Room

7'07 x 5'11 (2.31m x 1.80m)

Steps leading off the kitchen down to the utility room. With an external door to the side elevation, wall and base units with work surfaces over, stainless steel sink and drainer and plumbing for a washing machine .

## Family Room

18'04 x 13'02 (5.59m x 4.01m)

A light and airy space with window to both side elevations and patio doors to the rear elevation. A continuation of the Evocore durable wood effect flooring.

## Sitting Room

17'04 x 12'11 (5.28m x 3.94m)

With a window to the front elevation and two window to the side elevation. Stone fireplace and hearth with an open grate. Evocore durable wood effect flooring.

## Dining room

16'09 x 10'0 (5.11m x 3.05m)

With a window to the rear elevation.

## Study

10'0 x 5'10 (3.05m x 1.78m)

Having a window to the side elevation and a range of built in shelves. Flooring continued.

## Bedroom

14'10 x 11'01 (4.52m x 3.38m)

A ground floor bedroom ideal as a guest space or for an elderly relative. With a window to the front elevation and Evocore durable wood effect flooring. A range of fitted furniture comprising wardrobes and cupboard.

## Ensuite Shower room

7'03 x 5'10 (2.21m x 1.78m)

With a shower cubicle, pedestal wash basin, WC and heated towel rail. A window to the side elevation.

## FIRST FLOOR

## Landing Area

With two large airing cupboards. Velux window.



## Bedroom One

13'1 x 13'1 (3.99m x 3.99m)

With a window to the rear elevation and dormer window to the side. A range of fitted furniture to include wardrobes, drawers, and dressing table. Further under eaves storage.

## Dressing Area

7'04 x 5'02 (2.24m x 1.57m)

A full wall of wardrobes and a Velux window.

## Ensuite shower Room

6'10 x 6'8 (2.08m x 2.03m)

Comprising a shower cubicle, WC, vanity basin, access to under-eaves storage, Velux window and a heated towel rail.

## Bedroom Two

12'5 x 12'1 (3.78m x 3.68m)

With windows to the front and side elevations. Useful built in storage providing drawers and shelving.

## Bedroom Three

11'5 x 11'1 (3.48m x 3.38m)

With a window to the front elevation with long distance views. Useful storage with built in cupboards and under eaves storage. Open display shelving.

## Bedroom Four

9'9 x 9'0 (2.97m x 2.74m )

With a window to the rear elevation.

## Family Bathroom

7'5x 6'10 (2.26mx 2.08m)

Comprising a bath with a shower over, vanity sink unit, WC, heated towel rail, tiling to the floor and walls. Velux window.

## Integral Garage

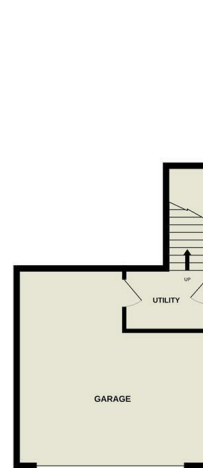
19'10 x 17'08 (6.05m x 5.38m)

Accessed directly off the utility area. With an electronically operated up and over door, window to the side elevation. Power and lights.

## Gardens

The spacious family home stands within a generous plot with gardens wrapping around the property. To the front of the house there is a block paved driveway leading to the garage. Steps and a paved pathway lead to the front door. There is a lawned area and Magnolia tree. To the side of the property there is lawned garden and greenhouse. To the rear of the property there is paved patio seating area which overlooks the beautiful woodland gardens with pebbled paths leading through the gardens, it is a mature garden which is well stocked with year round colour. A children's paradise there are many paths to run and play, there is also a wooden play house.

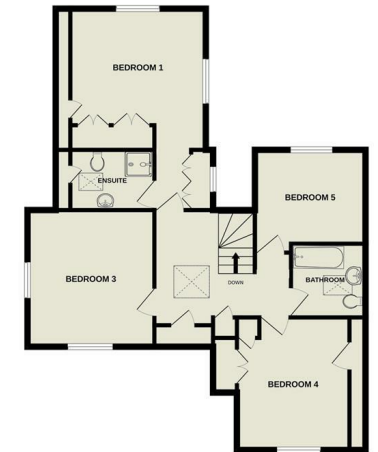
A particular feature to the property are the generous gardens that wrap around the property. A nature lovers paradise at the rear are the woodlands gardens.



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

TOTAL FLOOR AREA: 2529sq.ft. (235.0 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	68	76
(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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