



# The Hollies

Norwood Park | Grove Road | Ilkley | LS29 9SQ

£1,250,000

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WHITE**  
Trusted Estate Agents

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Ilkley | LS29 9SQ

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The property includes a large and welcoming hallway, an elegant sitting room and conservatory, a dining room with adjoining study and a well equipped dining kitchen. There is a principal bedroom with en suite facilities, three further good sized bedrooms and a further bathroom. The property includes a double garage and off road parking for up to five cars.

- Impressive Stone Built Detached Bungalow
- Comfortable Walking Distance Of Ilkley Town Centre
- Elegant Sitting Room & Conservatory
- Very Private West & South Facing Garden
- Council Tax Band G
- Parkland Setting Off Grove Road
- Spacious Hallway & Cloakroom
- Dining Room, Study & Dining Kitchen
- Double Garage & Extensive Off Road Parking
- EPC Rating D

## GROUND FLOOR

### Covered Entrance

### Reception Room

A spacious welcoming hallway with a large cloaks cupboard.

### Cloakroom

With a low suite wc and a pedestal wash basin. Ceramic tiled floor. Circular window to the front elevation.

### Sitting Room

20'0" x 16'4" (6.10m x 4.98m)

With an Adam style fireplace having a cast iron and tiled interior, a marble hearth and housing a living flame fitted gas fire. Two windows to the west facing rear elevation. Ceiling cornice and recessed spotlights. Two wall light points. A glazed door leads to:



An impressive stone built detached bungalow being one of just four similar properties forming part of this exclusive development dating from about 1995. Approached from Grove Road by a private driveway and enjoying a lovely outlook to the front over the gardens of the famous Edward Lutyens designed 'Heathcote', the property provides particularly generous and spacious accommodation together with a very private and easily maintained garden area.



### Conservatory

126" x 120" (3.81m x 3.66m)

With glazed double doors leading onto the rear garden and a further pair of doors leading from the principal bedroom.

### Dining Room

150" x 110" (4.57m x 3.35m)

With recessed spotlights and ceiling cornice.

### Adjoining Study

144" x 64" (4.37m x 1.93m)

With extensive fitted furniture including a work station, cupboards, drawers and fitted bookshelves.

### Breakfast Kitchen

197" (max) x 17'10" 8'11" max) (5.97m (max) x 5.44m 2.74m max))

With an extensive range of fittings including base and wall units incorporating cupboards, drawers and granite work surfaces. An island unit provides further cupboards and drawers. Large pantry cupboard. Integrated appliances include a large hob and oven and a dishwasher. There is ample space for a dining table. A utility area provides plumbing for a washer and space for a dryer.

### Principal Bedroom

144" x 132" (4.37m x 4.01m)

With fitted wardrobes, cupboards, drawers and shelves.

### En Suite Bathroom

With a white suite comprising a rolled top spa bath, bidet, low suite wc and a vanity unit. Extractor fan. Extensive fitted wall mirrors.

### Bedroom / Snug

11'9" x 10'10" (3.58m x 3.30m)

### Upper Hallway

Approached from the main hall by a short staircase.

### Bedroom

180" x 120" (5.49m x 3.66m)

With fitted wardrobes and drawers. Ceiling cornice and recessed spotlights. A west facing window to the rear elevation overlooks the garden.

### Bedroom

144" x 10'3" (4.37m x 3.12m)

With extensive fitted wardrobes. Views to the front.

### Bathroom

With a modern white suite comprising a spa bath, tiled shower cubicle and low suite wc. Ceramic tiling to the walls and floor. Recessed spotlights and a heated towel rail.

### OUTSIDE



### Integral Double Garage

21'3" x 17'4" (6.48m x 5.28m)

With internal access from the main hall and having an electrically operated up and over door. Wall mounted gas fired central heating boiler.

### Gardens

Norwood Park is an exclusive development of just four high quality stone built bungalows approached from Grove Road via a block paved drive.

There is off road parking for two cars in the driveway leading to the garage and at the northern end of the plot there is a further block paved area providing off road parking for a further two/three vehicles.

To the rear and side of the property is a lovely private garden area including a south facing lawned area and a long west facing paved terrace running along the rear of the bungalow.

### 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

### 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.

### 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.

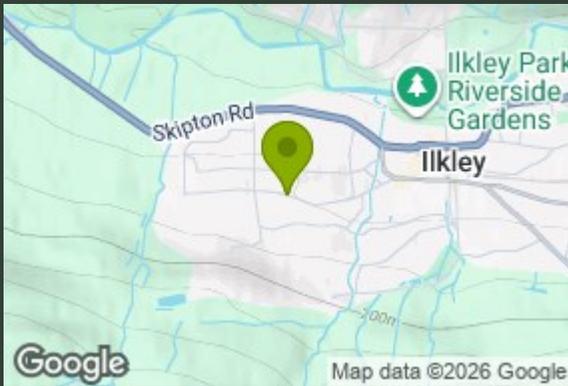
Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

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.



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Ground Floor

Total Area: 253.2 m<sup>2</sup> ... 2726 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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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		64	77
(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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