



Back Lane

Idle

- Substantial detached home.
- Six double beds., 3 bathrms.
- Impressive Principal bed., wing.
- Luxury resistance swimming pool.
- Extensive landscaped grounds.

EPC Rating C

Back Lane

Idle

A truly stunning, individual, high specification, substantial detached home & garage/studio located in this quiet & peaceful yet convenient location. Offering far reaching views & a luxury resistance swimming pool & cinema room, the space is superb with well balanced reception rooms to bedrooms & a particularly impressive principal bedroom wing. In total, three reception rooms combine with a fabulous dining kitchen & the swimming pool to complete the ground floor along with practical spaces such as a utility room, boot room, guest WC & home office with WC. Upstairs, six large bedrooms, three bathrooms complement the great family reception space. The property is fully alarmed with security lights and high-end CCTV. The detached garage/studio offers a home office suite/annex for family/guests & immaculate garaging for ones prized assets, fully alarmed with security light and CCTV. The landscaped grounds are generous, with extensive terraces, lawns, deck & summer house. EPC - C



INTRODUCTION

A rare and exciting opportunity to acquire a truly stunning, individual, high specification and substantial, six double bedroom detached home and also with garage/studio (perfect office suite/or for family member/guests). Located in this quiet and peaceful yet convenient location with far reaching, open views towards the River Aire and boasting a luxury resistance swimming pool and cinema room. The space is superb with well balanced reception rooms to bedrooms and a particularly impressive principal bedroom wing. Sitting in extensive, landscaped grounds with rainbow Indian stone terraces, lawns, deck and summerhouse this property offers such a private, tranquil setting yet is close to excellent commuter links with Leeds Bradford International Airport a short drive away. Comprises, magnificent entrance hallway, fabulous dining kitchen to the rear with access to a delightful, Orangery with Lantern roof, truly allowing the 'outside in', elegant formal lounge, a family room, cinema room and of course the impressive resistance swimming pool! Along with practical spaces such as a utility room, boot room, guest WC and home office with WC. Upstairs, are the six large bedrooms and three bathrooms which complete the amazing accommodation on offer. The property is fitted with a "smart" heating system, allowing this to be controlled via a mobile app. The detached garage/studio offers a home office suite or maybe an annex for a family member or guest and the immaculate garaging for ones prized assets. A driveway and forecourt offer extensive parking and the boundaries are well fenced. So much fabulous accommodation on offer, set in delightful grounds and offering a truly tranquil, private setting with some wonderful open views.

LOCATION

This location is ideal for commuting, with good access to the Ring Road and providing major links to the motorway networks and the centres of Leeds and Bradford. For the more travelled commuter Leeds - Bradford Airport is only a short car ride away. There are many facilities on offer in Idle, along with good schools and a selection of pubs and eateries which cater for all tastes and age groups. A Railway Station is located in nearby in Apperley Bridge providing a convenient service into Leeds, Bradford & further locations. Horsforth, Yeadon and Guiseley are within short travelling distance of provide a wider selection of excellent amenities and schools.

HOW TO FIND THE PROPERTY

SAT NAV - Post Code - BD10 8RX.

ACCOMMODATION

GROUND FLOOR

Covered veranda with composite entrance door to ...

ENTRANCE HALL

Such a stunning first impression! The hallway certainly sets the scene for the quality and sophisticated accommodation which runs throughout the house! A feature, exposed slate clad wall, bespoke oak staircase and contemporary oak doors are found to reception and bedroom space. Door to ...

DINING KITCHEN

25'0" x 12'0"

A fabulous, open family space at the rear of the house with pleasant outlook over the garden and offering ample dining space along with an impressive, large 30 plus unit framed kitchen with painted doors, luxury quartz worksurfaces with inset sink with mixer tap and quartz floor. A recent addition to the kitchen is an integrated AEG five point induction hob with an AEG cooker hood over. Also included are integrated double AEG electric ovens, two integrated dishwashers, integrated fridge, integrated freezer and wine cooler. A perfect family space but also ideal for entertaining with guests being able to wander through to the amazing ...

LARGE REAR ORANGERY

24'3" x 15'0"

Wow!! A stunning, light and airy living space to the immediate rear, flooded with natural light from the large windows and feature lantern roof - truly allows the outside in, with bifolding doors out to the garden.

UTILITY

10'0" x 7'6"

Essential, practical space for a busy family home with plumbing for a washing machine and space for a tumble dryer. Useful additional storage too with access out to the rear. Door to ...

GUEST WC

5'0" x 6'0"

Again, a must for a busy home and useful for guest too, incorporating a modern two piece suite and with a window to the side elevation.

STORE/BOOT ROOM

4'4" x 6'0"

A place for everything! Another useful practical space for coats, bags, shoes, wellies, etc

LOUNGE

15'9" x 20'9"

An elegant, formal reception room, beautifully presented with stunning views and a feature limestone fireplace - a real focal point when entering the room!

RESISTANCE SWIMMING POOL

12'0" x 19'4"

Wow!! Pure luxury and planned and designed to such a high standard with moisture boards, full floor to ceiling pool tiling, gloss blue ceiling (moisture barrier) and triple glazing! Your very own pool in which to swim whenever you like! Make the most of those wonderful views, the specification also includes, automatic air/heat exchange unit, 14' x 8' heated 'Endless Pool', pool heater and pumps in easily accessible under floor area.

FAMILY ROOM

10'0" x 15'6"

A flexible reception room at the front of the house, perfect toy/playroom or maybe a 'gaming room/den! The choice is yours!

CINEMA ROOM

14'0" x 19'5"

Another amazing feature to this wonderful home! Incorporates a large 136-inch screen, perfect for family movie nights with bespoke black out blinds and in the daytime another great, versatile reception space with access via bi-fold doors to the side terrace/garden.

STUDY/HOME OFFICE

12'5" x 9'10"

Another versatile space, perfect home office or maybe a store room with external access.

WC

Servicing the study or the garden if needed. Really useful not having to traipse through the house!

FIRST FLOOR

LANDING

A stunning 28' landing with continuation of the feature slate walling and the contemporary oak doors. Access to loft space and linen cupboard. Doors to ...



PRINCIPAL SUITE

27'9" x 27'0" (max)

A private, quiet wing at the end of the house gives access to the Principal bedroom suite offering peace and quiet, a real 'haven', comprising:

PRINCIPAL BEDROOM

27'0" x 17'5"

A stunning, spacious, sumptuous bedroom with some amazing views and flooded with natural light.

WALK IN 'ROBE

10'0" x 6'2"

A comprehensive range of quality fitted furniture providing extensive hanging and storage space.

LUXURY ENSUITE BATHROOM

9'8" x 12'0"

A stunning, marble tiled ensuite shower room incorporating a feature, large corner bath, separate shower enclosure, contemporary twin 'His & Hers' basins sat on vanity storage cupboards with marble display surfaces and WC.

BEDROOM TWO

16'0" x 14'0" (max)

A generous double bedroom with that fabulous view! Access to a ...

JACK 'N' JILL TWO PIECE SUITE

6'6" x 3'0"

Incorporating a modern two piece suite with a WC and pedestal wash hand basin. Part tiled to wet areas.

BEDROOM THREE

11'0" x 13'6"

Another generous double bedroom with access to the loft and to useful eaves storage.

BEDROOM FOUR

10'0" x 18'6"

Such a large double bedroom at the front of the house with pleasant outlook and modern decor theme.

BEDROOM FIVE

12'0" x 13'0"

A further double bedroom at the rear of the house, flooded with natural light.

BEDROOM SIX

11'5" x 12'0"

The sixth double bedroom! Quality fitted furniture to one wall.

LUXURIOUS HOUSE BATHROOM

10'0" x 7'3"

So spacious and incorporating a large bath tub, walk in shower enclosure, WC and basin set into vanity storage unit. Vertical central heating radiator and quality ceramics to walls and floor. Velux windows allow natural light to flood the room.

GARAGE BUILDING

Detached from the principal residence, this building has been built to the necessary specification which would allow for a full conversion to an independent annex for family/guests to use, if required. Comprises:

GROUND FLOOR

Entrance door to ...

LOBBY

With stairs up to a ...

WC

6'7" x 3'0"

Incorporating a modern two piece suite.

STUDIO/OFFICE SUITE

20'0" x 19'5"

A super open space, currently offers a kitchenette space whilst allowing for a full office/home working environment. This could equally form a bedroom for guests or to serve as a full annex should one wish to convert the garage.

GARAGE

20'0" x 20'0"

A large double garage with fitted storage.

OUTSIDE

The property sits in extensive, landscaped grounds which are made up of large terraces in feature rainbow Indian stone, lawns and mature plantings. The elevation and orientation allow lots of sunshine through until the evening, so perfect for garden parties and Alfresco dining. A deck hosts a summer house and for those wanting complete privacy, further mature planting could be added. A driveway and forecourt permit extensive parking and the boundaries are well fenced and enclosed with the option of adding gates in time.

BROCHURE DETAILS

Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.

ADDITIONAL SERVICES - Disclosure Of Financial Interests

Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contractors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website at <https://hardistyandco.com/financial-interests/>

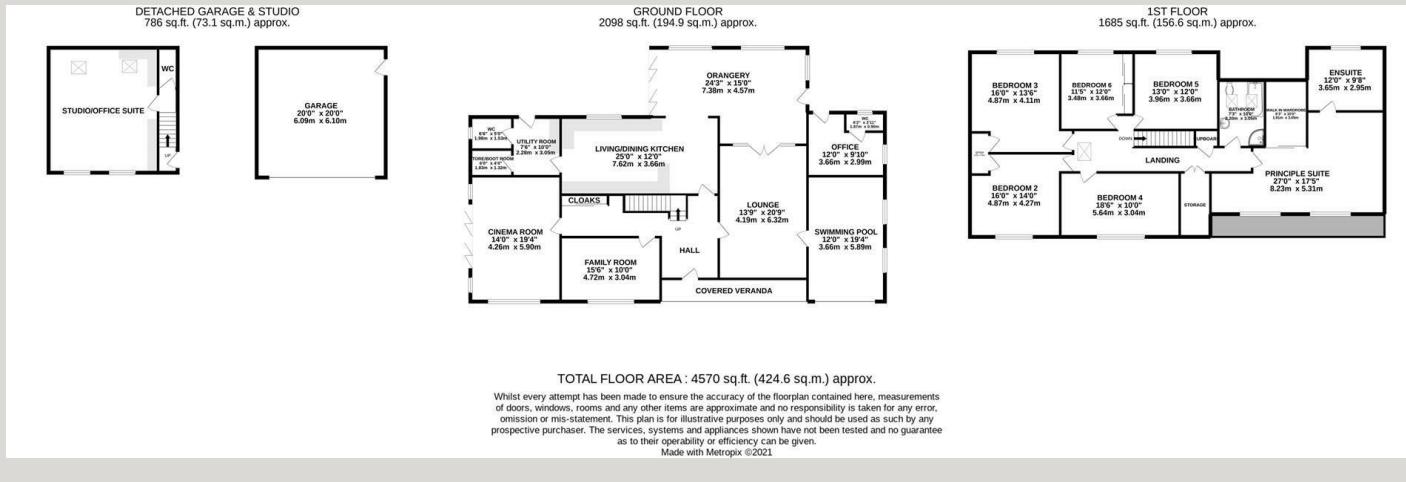
MORTGAGE SERVICES

We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today 0113 2390012 option 3.



Bradford

Idle

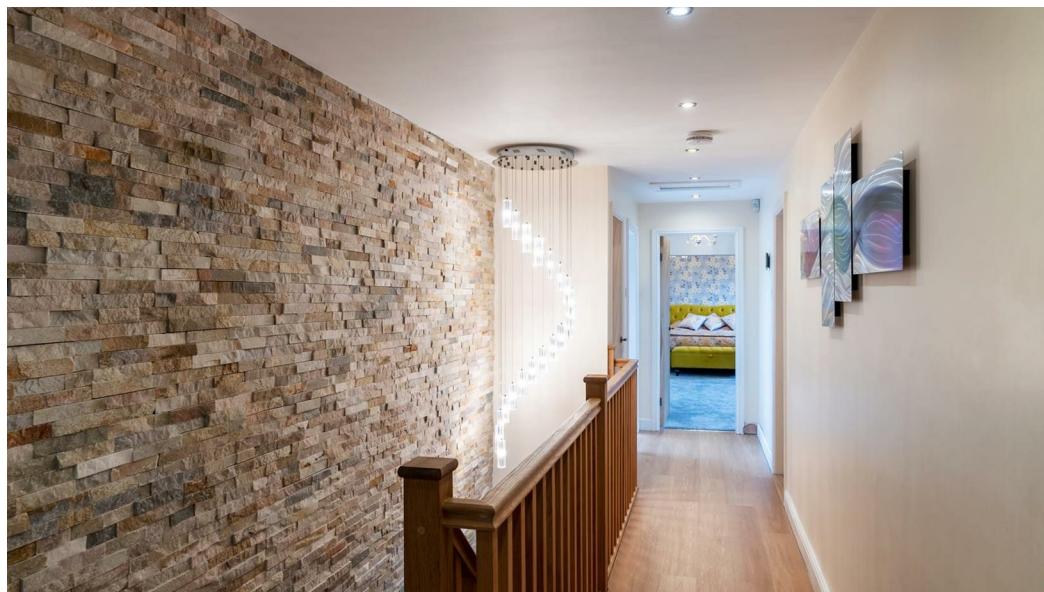


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	79	80
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.



HARDISTY PRESTIGE
prestige@hardistyandco.com

 The Property
Ombudsman

hardistyandco.com