



Hollingwood Park, Ilkley
Asking Price Of £659,000





5 Hollingwood Park

Ilkley
LS29 9NZ

A TRULY EXCEPTIONAL THREE STOREY TOWN HOUSE NESTLED WITHIN AN EXCLUSIVE DEVELOPMENT ON THE WESTERN FRINGE OF ILKLEY DATING FROM 2008 FEATURING A PRIVATE SOUTH WEST FACING REAR GARDEN, BALCONY AND DRIVEWAY

5 Hollingwood Park has been thoughtfully extended and modernised by the current owners and now provides contemporary three bedrooomed accommodation appointed to a high standard throughout. The ground floor has been imaginatively reconfigured and now comprises a reception hall, shower room, beautiful family room with direct access to the rear garden and a useful garage store. The first floor features a sitting room, a fantastic dining kitchen with adjoining balcony whilst the second floor includes a master bedroom with en suite facilities, two further bedrooms and a bathroom. Externally the property features a lovely south west facing rear garden, side garden with artificial lawn and a block paved driveway.



Ilkley town centre offers an excellent range of high class shops, restaurants, cafes and everyday amenities including two supermarkets, health centre, boutique cinema, playhouse and library. The town benefits from high achieving schools for all ages including Ilkley Grammar School. There are good sporting and recreational facilities. Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley is regarded as an ideal base for the Leeds/Bradford commuter. A regular train service runs from the town to both cities.

The accommodation has **GAS FIRED CENTRAL HEATING** and **SEALED UNIT DOUBLE GLAZING** and with approximate room sizes, comprises:-

GROUND FLOOR

RECEPTION HALL 14' 9" x 10' 8" (4.5m x 3.25m) A welcoming reception hall with oak flooring featuring a staircase with glass balustrade leading to the upper floors.

SHOWER ROOM 7' 9" x 4' 0" (2.36m x 1.22m) Smartly presented and comprising a walk-in shower with rainfall shower head and glass screen, hand wash basin and a low suite wc. Heated towel rail and recessed spotlights. Window to the rear elevation.

FAMILY ROOM 19' 11" x 17' 8" (6.07m x 5.38m) A beautifully presented and versatile living space with exposed beams and an oak floor. There is an abundance of natural light via the two large windows to the side elevation and two pairs of sliding doors providing direct access to the south west facing rear garden.

FIRST FLOOR

SITTING ROOM 15' 9" x 13' 11" (4.8m x 4.24m) Including a gas fire with marble surround and hearth. Window to the front elevation.

DINING KITCHEN 19' 10" x 19' 3" (6.05m x 5.87m) A fantastic dining kitchen comprising an extensive range of base and wall units with concealed lighting, co-ordinating granite work surfaces and a tiled splashback. The kitchen and dining areas are divided by a kitchen island with contrasting granite surface, breakfast bar, sink and wine cooler. Integrated appliances include a Neff double oven with warming drawer, AEG five ring gas hob with cooker hood over, fridge freezer and an AEG dishwasher. A substantial window to the rear elevation provides a pleasant outlook over the rear garden and a velux window with black-out blind allows for plenty of natural light. A sliding door leads out to a decked balcony with glass balustrade providing an excellent space for al fresco dining.

STUDY 8' 1" x 6' 9" (2.46m x 2.06m) Including a window to the front elevation with plantation shutters.

SECOND FLOOR

MASTER BEDROOM 13' 1" x 12' 9" (3.99m x 3.89m) An ample double bedroom with a window to the front elevation providing glimpses of Middleton Woods and the hills beyond.

EN SUITE SHOWER ROOM 8' 1" x 3' 2" (2.46m x 0.97m)

Smartly presented and comprising a walk-in shower with glass door, hand wash basin and a low suite wc. Heated towel rail and recessed spotlights.

BEDROOM TWO 12' 9" Max x 12' 9" (3.89m x 3.89m) A further double bedroom with a window to the rear elevation.

BEDROOM THREE 9' 8" x 8' 1" (2.95m x 2.46m) With a window to the rear elevation.

BATHROOM 6' 7" x 5' 10" (2.01m x 1.78m) Including a bath, hand wash basin and a low suite wc. Velux window and recessed spotlights.

OUTSIDE

GARAGE STORE 10' 4" x 8' 7" (3.15m x 2.62m) Accessed either via an electric door or an internal door from the hallway and includes plumbing for an automatic washing machine and space for additional appliances and houses the Ideal Logic gas fired central heating boiler.

GARDEN To the rear of the property is a charming south-west facing and principally paved garden featuring a rockery section with mature shrubs. To the side of the property is an artificial lawned area bordered by a stone wall.

DRIVEWAY To the front of the property is a block paved driveway providing ample off street parking for two cars.

VIEWING ARRANGEMENTS Strictly by prior appointment with Dale Eddison's Ilkley office. Please be aware whilst restrictions surrounding Covid 19 were relaxed on Monday 19th July, we reserve the right to request that masks be worn and social distancing measures observed, if requested by the owner of the property.

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 understand the property is Freehold.

LOCATION From Dale Eddison's Ilkley office proceed along The Grove in a westwards direction. At The Memorial Gardens bear left into Grove Road and continue for approximately half a mile. Turn left into Victoria Avenue and continue up the hill where Hollingwood Park is located on the right hand side. Continue into the cul de sac and number 5 can be found in the left hand corner.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

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. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

FINANCIAL SERVICES Linley and Simpson Sales Limited and Dale Eddison Limited are Introducer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. We receive a maximum of £30 per referral.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	77	
(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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This plan is for reference only and is in accordance with PMA guidelines. It is not to scale and all measurements are approximate. Features and fittings are for illustrative purposes only and do not form part of a contract. Made with Metropix ©2021

**Dale
Eddison**

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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