

Harrison Robinson

Estate Agents



6 Hydro Close, Ben Rhydding, Ilkley, LS29 8RZ

Price Guide £650,000

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GROUND FLOOR

Reception Hall

An obscure glazed entrance door with transom light opens into a welcoming entrance hall. Doors lead into the lounge, dining room, cloakroom/W.C. and two, useful recessed cupboards with shelving providing excellent storage. Carpeted flooring, radiator. A return, open tread, carpeted staircase with timber balustrading leads to the first floor of the property.

Cloakroom / W.C.

With low-level W.C., wall hung handbasin with chrome taps and tiled splashback, carpeted flooring and radiator. Obscure glazed window to side elevation.

Lounge

21'11" x 11'5" (6.7 x 3.5)

A lovely, light and airy lounge courtesy of floor to ceiling, double glazed windows to the front of the property and sliding, double glazed doors to the rear leading out to the beautiful garden. Carpeted flooring, two radiators, fireplace with stone surround, tiled hearth and wooden mantle over. There is ample room for comfortable furniture, a door leads through to the entrance hall. Wall shelving, coving. Open to:

Dining Room

10'5" x 9'6" (3.2 x 2.9)

A good sized dining room adjacent to the kitchen with carpeted flooring, double glazed window enjoying fantastic views and radiator. Open to the lounge and with a door through to the hall, this is a great space, where one could knock through into the kitchen, if desired, to create a fantastic living dining kitchen across the rear of the property.

Breakfast Kitchen

18'4" x 6'10" (5.6 x 2.1)

Fitted with a range of base and wall units with complementary work surfaces, tiled and wood panelled splashbacks and space for appliances. Two stainless steel sinks with drainer and chrome mixer tap sit beneath a double glazed window enjoying the most wonderful view across the valley over the beautiful rear garden. Useful pantry cupboard with shelving, extractor, carpet tiles. The gas central heating boiler is situated in this room and a door with obscure glazed panel leads to the side of the property.

FIRST FLOOR

Landing

A return, carpeted staircase with timber balustrading and handrail leads to the first floor of the property. A large, obscure glazed window to the front elevation allows natural light, doors open into four bedrooms, all of which are a good size. The house bathroom and a useful storage cupboard with shelving houses the hot water tank. A hatch gives access to the large, part boarded loft space, which could be developed (STPC).

Bedroom One

12'9" x 11'1" (3.9 x 3.4)

A lovely master bedroom to the rear of the property with large, double glazed windows enjoying fantastic, countryside views. Carpeted flooring, radiator, recessed wardrobe.

Bedroom Two

12'9" x 11'9" (3.9 x 3.6)

A second, good sized double bedroom, again, to the rear of the property with a large double glazed window overlooking the beautiful rear garden and enjoying stunning, long distance Wharfe Valley views. Carpeted flooring, radiator, recessed wardrobe.

Bedroom Three

11'9" x 8'10" (3.6 x 2.7)

A third double bedroom to the front of the property with double glazed window looking out into the cul-de-sac over the pretty, tiered front garden. Carpeted flooring, radiator, recessed wardrobe.

Bedroom Four

11'1" x 8'6" (3.4 x 2.6)

A good sized single bedroom with a double glazed window to the side elevation, carpeted flooring and radiator. Useful recessed cupboard with shelving.

Bathroom

A three-piece house bathroom with low-level W.C., pedestal handbasin with traditional style chrome taps and walk-in bath with central, chrome mixer tap with shower attachment plus additional thermostatic shower with curved, glazed screen. Smart wall tiling, complementary vinyl flooring, chrome, traditional style, heated towel rail. Ceiling light, wall mounted, mirrored vanity cupboard, obscure, double glazed window to rear elevation.

OUTSIDE

Garden

The property benefits from a generous, beautifully presented rear garden with a wide range of flowering plants, mature shrubs and trees. There is a good sized manicured lawn area, patio, ideal for alfresco dining and outdoor furniture in addition to a gravel area by the garage. The garden continues with a gravel pathway winding through flowerbeds with beautiful trees and shrubs. This is a fantastic garden, ideal for keen gardeners, adults and children alike. Paths to both sides of the property lead round to the front, to one side there is a timber shed providing great storage. The property is well set back from the road behind low stone walling with an attractive, tiered fore garden with mature planting and flowering shrubs in addition to three, well-maintained mature trees. Stone steps with timber balustrading lead down to the covered, external entrance porch.

Driveway Parking

A driveway to the front of the property provides parking for two vehicles.

Double Garage

17'0" x 15'8" (5.2 x 4.8)

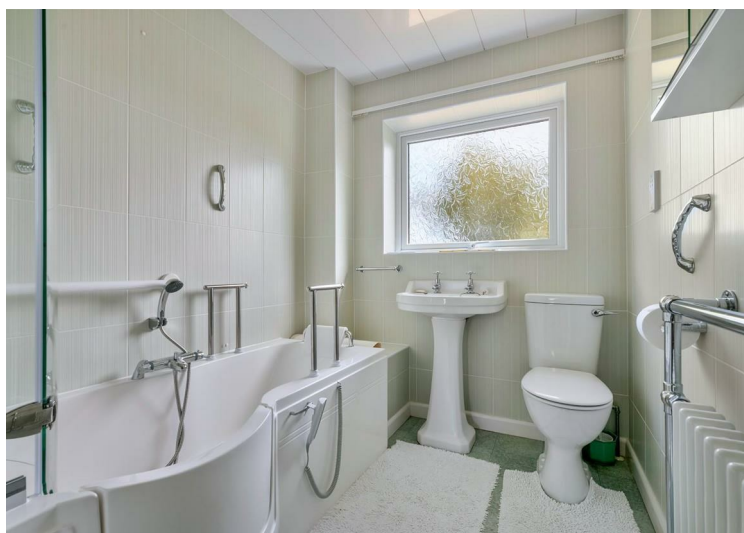
A double garage with up and over electric door, power and lighting providing fantastic storage space or additional parking, if needed. A timber door with glazed panels to the rear leads out to the garden.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

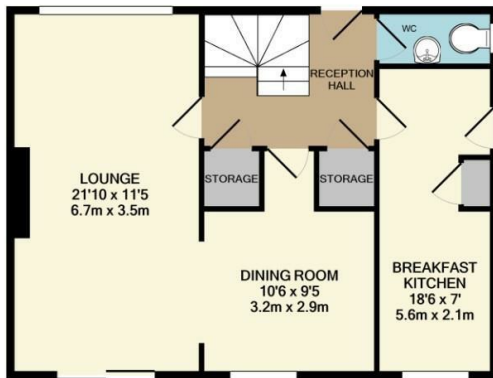
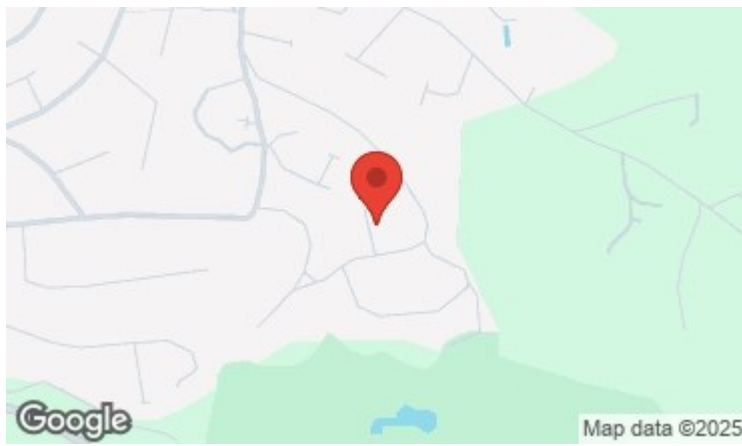
There is Ultrafast Fibre Broadband shown to be available to this property.

Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

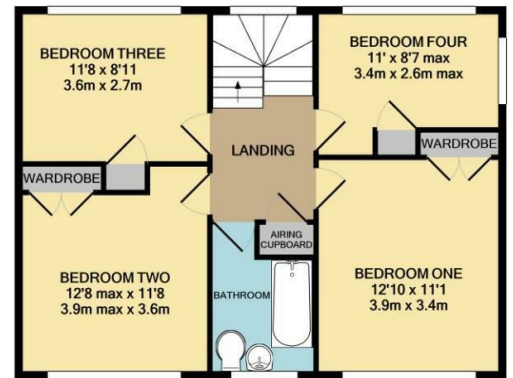
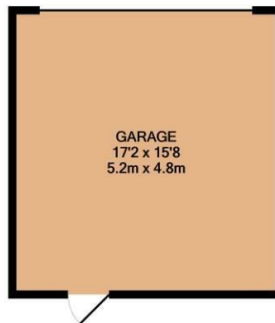


- ***No Onward Chain***
- Four Bedroom Detached Family House Set in A Plot Of Just Under 1/5 Of An Acre
- Exciting Opportunity To Modernise/Extend (STPC)
- Beautiful Mature Rear Garden
- Stunning Wharfe Valley Views
- Driveway Parking And Double Garage
- Quiet Cul De Sac Location
- Walking Distance To Excellent Schools And Train Station
- Council Tax Band F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



GROUND FLOOR
APPROX. FLOOR
AREA 898 SQ.FT.
(83.4 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 632 SQ.FT.
(58.7 SQ.M.)

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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1258 SQ.FT (116.8 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.