

# Harrison Robinson

Estate Agents



**2 East Beck Court, Askwith, LS21 2HX**

**£969,950**

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### GROUND FLOOR

#### Reception Hall

A solid, oak entrance door opens into a spacious and welcoming reception hall - an ideal spot to greet guests with dual aspect windows allowing the natural light to flood in. Room for several items of furniture. Attractive, Amtico flooring, coving, two radiators and downlighting. The stylish, carpeted, contemporary, staircase with glazed panel and oak balustrade and newel post is an attractive feature.

#### Drawing Room

30'4" x 13'10" (9.25 x 4.22)

This stunning, through reception room of generous proportions certainly has the wow factor. Eyes are immediately drawn to the sliding doors framing beautiful, Wharfe Valley views over a delightful, south facing garden, open fields and moorland in the distance - a joy to behold. An elegant, white painted, timber framed marble fireplace and hearth is a lovely, focal point. Coving, carpeting, and two radiators. Room for a large suite of furniture and a dining table if desired. A large window to the front elevation enhances the bright atmosphere. Double glazed doors open into:

#### Sitting Room

18'0" x 12'4" (5.49 x 3.76)

A second most spacious sitting room, which could also serve as a formal dining room if desired. Light floods in through the sliding doors to the rear, again affording the most breath taking views. Coving, carpeting, TV point and radiators. The double doors from the drawing room lend these two rooms perfectly to entertaining.

#### Dining Kitchen

22'6" x 10'2" (6.88 x 3.12)

A beautiful, stylish, extended dining kitchen benefitting from a comprehensive range of quality, wooden fronted fitted base and wall cupboards with complementary marble effect, granite worksurface and upstands over. An inset, stainless-steel sink sits beneath a large, south facing window affording superb, far reaching, countryside views. Two large Velux windows in addition to a further side window enhance the bright atmosphere. A blue, electric Aga with attractive, timber mantle over takes pride of place and further integrated appliances include a stainless-steel, electric oven and microwave, a dishwasher and an induction hob with extractor over. Lovely, matching, mosaic tiling splashback to the hob and Aga. Contemporary, vertical radiator and downlighting. Space for a dining table. A half-glazed, timber door gives access to the side of the property.

#### Cloakroom

A good-sized cloakroom fitted with a corner, wall-mounted washbasin with monobloc tap and a concealed cistern w/c. Fully tiled to the walls and laminate flooring. Including a cloakroom cupboard.

#### Utility Room

10'5" x 7'4" (3.18 x 2.24)

A door opens from the dining kitchen into a spacious utility room fitted with base and wall units to match those of the kitchen. A marble effect, granite worksurface has an inset Belfast style sink with monobloc tap with sprinkler attachment. Tiled splashback. Space and plumbing for a washer/drier and space for a fridge/freezer. A window to the side elevation allows for ample natural light. A door provides internal garage access.

#### Garage

19'11" x 17'11" (6.09 x 5.48)

A generous, double garage with power and remote control electric door providing great storage space for cars and bikes. Housing the recently fitted oil fired central heating boiler.

### FIRST FLOOR

#### Landing

A generous, carpeted landing benefitting from a large window to the front elevation. Airing cupboard housing the pressurised water cylinder. Coving, radiator and loft access.

#### Master Bedroom

18'9" x 13'8" (5.74 x 4.17)

A beautifully appointed Master bedroom of wonderful proportions enjoying stunning, far reaching countryside views through the large, south facing, picture window. A further window to the side elevation enhances the bright atmosphere. A comprehensive range of stylish, fitted wardrobes, dressing table and bedside cabinets provides ample storage. Carpeting, radiator and downlighting.

#### En Suite Shower Room

A spacious, contemporary en-suite shower room comprising of a large, walk-in, glazed shower cubicle with mains drench shower and separate hand held attachment, a wall-mounted washbasin with monobloc tap and a low-level w/c. Window with obscure glazing and stylish, fitted shutters. Contemporary styled radiator and downlighting. Fully tiled to the walls with complementary floor tiling.

#### Bedroom Two

15'8" x 11'9" (4.80 x 3.60)

A spacious, double bedroom to the front of the property benefitting from contemporary, fitted wardrobes and some under eaves storage. A large window affords plenty of natural light. Carpeting and radiator.

#### Bedroom Three

13'5" x 10'7" (4.09 x 3.25)

A further good-sized, double bedroom, this time to the south facing rear of the property with a large window affording delightful, long distance, Wharfedale views. Fitted wardrobes and bedside cabinets. Carpeting and radiator.

#### Bedroom Four

10'9" x 9'4" (3.30 x 2.86)

Last, but by no means least! A fourth bedroom, currently used as a study and enjoying the superb, countryside views. Coving, carpeting, radiator and downlighting.

#### WC Shower Room

A generous, luxury, contemporary shower room, conveniently positioned between bedrooms two and three, comprises of a large, walk-in shower with glazed screen and mains drench shower with separate hand held shower attachment, a wall-mounted, vanity washbasin with monobloc tap and a low-level w/c. Large window to the side elevation with obscure glazing. Tall, vertical, ladder, towel radiator and downlighting. Fully tiled in neutral tiles with complementary floor tiling.

### OUTSIDE

#### Gardens

The property is approached over a spacious driveway leading to the double garage with a pathway providing access to the front entrance door with a level lawn to the side. To the rear is the 'piece de la resistance' - a delightful, south facing garden, which backs on to open fields and enjoys what must be some of the finest views in Wharfedale. A good-sized terrace area is a wonderful spot to sit and relax with a cup of tea or partake in al fresco dining and entertaining in the warmer months. The garden is predominantly laid to level lawn with established, well-stocked borders. Simply stunning!

### UTILITIES AND SERVICES

The property benefits from mains electricity and drainage.

We understand from the Ofcom website that Superfast Broadband is available to the property.


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

Tel: 01943 968 086

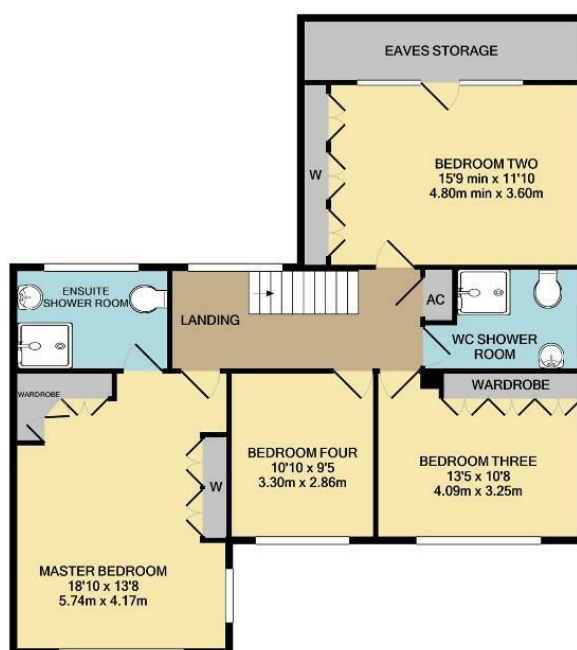


- Four Bedroom Detached House
- Two Generous Reception Rooms with Garden Access
- Extended, Contemporary Dining Kitchen
- Master Bedroom En-Suite
- Driveway & Double Garage with EV charger
- Delightful, South Facing Garden
- Stunning Countryside Views
- Immaculately Presented
- Charming Village Location Yet Close to Ilkley Amenities
- Council Tax Band G

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





FIRST FLOOR  
APPROX. FLOOR  
AREA 1019 SQ.FT.  
(94.7 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.



Ilkley 126 Bolling Road, West Yorkshire, LS29 8PN  
Tel: 01943 968 086 | Email: [info@harrisonrobinson.co.uk](mailto:info@harrisonrobinson.co.uk)  
[www.harrisonrobinson.co.uk](http://www.harrisonrobinson.co.uk)