

# Harrison Robinson

Estate Agents



**1 Cranford Gardens, Ilkley, LS29 9SY**

**Price Guide £1,345,000**

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### GROUND FLOOR Porch & Reception Hall

A great-sized, useful, entrance porch with side window and stone flagged floor. A half-glazed entrance door opens into a stunning reception hall - a wonderful environment in which to greet family and friends. The galleried landing and double ceiling height add to the feeling of grandeur. Decorative cornicing, carpeted flooring, alarm pad and radiator. The magnificent carpeted staircase with polished timber balustrade leads to the spacious first floor galleried landing. There is a large cupboard under the staircase, providing useful storage.

### Living Kitchen

30'2" x 20'4" (9.22 x 6.22)

This absolutely stunning living dining kitchen is a fabulous entertaining space. Beautifully appointed with bespoke kitchen units from Tom Howley providing plentiful storage in deep drawers and cupboards including a fabulous, pantry style, breakfast station with double doors, this kitchen exudes a wonderful charm all of its own! A large central island with breakfast bar seating is a great spot to congregate with a glass of wine or a coffee and houses further storage. Complementary quality worksurfaces and upstands over. High end, Neff integrated appliances include a dishwasher, an electric oven and a coffee machine. A Professional Deluxe Rangemaster oven with five burner gas hob and warming plate takes centre stage with recessed shelving to each side and extractor fan and charming mantle over. Two wine fridges, Samsung American style fridge/freezer and integrated waste bins. Inset one and a half bowl, ceramic sink with Quooker tap. Schuco bifold doors with electric blinds to the rear elevation open onto the large south facing patio, conducive to al fresco dining and entertaining in the warmer weather. Herringbone style Kardean flooring with electric underfloor heating. The dining living area has ample room for a large family dining table or seating and a smaller table depending on personal preference. Coving, downlighting and two contemporary, vertical radiators. Bi-fold glazed timber doors open into the garden room.

### Lounge

21'1" x 16'2" (6.45 x 4.93)

A beautifully presented room of generous proportions. A large bay window to the front of the property affords a view towards the magnificent Wharfe Valley countryside and allows for ample natural light supported by two further windows to the side elevation. An elegant, cream stone fireplace with black hearth housing a Jetmaster log burning stove creates a fabulous, focal point to this room. Decorative cornicing and ceiling rose lend character. Carpeted flooring, TV point, wall lights and two radiators. Double, half-glazed doors open into:

### Dining Room

14'6" x 11'0" (4.43 x 3.36)

Currently serving as a formal dining room, this could also serve as a further sitting room or even a study should one wish. A lovely, modern style, timber fire surround with granite hearth houses a coal effect, gas fire. A window affords a pleasant aspect over the rear garden. Decorative cornice and ceiling rose, carpeting and radiator. Space for a large, family dining table. Timber, bi-fold doors, enhance the versatility and flow of the living space opening into:

### Garden Room

17'8" x 12'7" (5.41 x 3.85)

A fabulous addition to the already generous living accommodation, this wonderful, spacious garden room can be used all year round, making the most of the enjoyment of the lovely garden throughout the seasons. With ample room for sofas and armchairs, this is a lovely environment in which to entertain or simply relax with a cup of tea and a good book. Two Velux windows accentuate the bright atmosphere. Herringbone style Kardean flooring, bespoke electric blinds to the timber framed windows, two radiators, downlighting and TV point. A half-glazed, timber door opens onto the south facing patio.

### W.C.

A spacious guest cloakroom comprising of a pedestal washbasin with monobloc tap and low-level w/c. Tiled to half height to the walls with complementary floor tiling. Decorative ceiling cornice. Radiator.

### Utility Room

9'3" x 7'7" (2.82 x 2.32)

A doorway from the kitchen leads into a spacious utility room. Fitted with modern base and wall units with tiled splashback and contrasting laminate worksurface over incorporating a stainless-steel one and a half bowl sink with monobloc tap and draining board. Space and plumbing for a washing machine and tumble dryer. Coving, downlighting, practical, ceramic, tiled flooring, radiator and extractor fan. A half-glazed door and side window.

### Boot Room

A half-glazed external door is a great entrance for the family and pets after a muddy walk, run or sports in the surrounding countryside. Plenty of room to hang coats and store shoes. Window, coving, radiator and wood effect flooring.

### Double Garage

17'5" x 16'4" (5.33 x 5.00)

A great-sized, integral double garage with electric door and side window provides ample storage or parking.

### FIRST FLOOR Landing

A carpeted staircase with polished wooden spindle balustrading leads up to the first floor galleried landing, with room for several items of furniture if desired. A large window to the front elevation allows lots of natural light and affords spectacular, far reaching countryside views. Carpeted flooring, radiator. Doors open into five bedrooms, three of which are served by en suites, the family bathroom and a cupboard housing the hot water tank. A loft hatch with fitted ladder provides access to a great-sized, boarded loft with light.

### Master Bedroom

22'11" x 16'0" (7.01 x 4.90)

A generously proportioned, double bedroom to the front of the house with two windows allowing lots of light to flood in and affording a lovely, countryside view. A bank of fitted wardrobes to one wall provide plentiful storage. Carpeted flooring, three radiators, coving and TV point. Door into:

### En Suite Shower Room

A great-sized, double bedroom to the rear elevation benefitting from a window overlooking the delightful garden. Fitted wardrobes, coving, carpeted flooring and radiator. Door into:

A quality, contemporary style with large, wet room style walk-in shower with glazed screen, recessed shelf and mains drench shower with separate hand held shower attachment., a large, vanity washbasin with monobloc tap and useful, gloss white drawers below and a concealed cistern w/c with push button flush. Tall, gloss white fitted storage cupboard. Attractive, driftwood effect wall and floor tiling. Illuminated wall mirror, downlighting, tall, vertical, ladder radiator, underfloor heating and extractor fan.

### Bedroom Two

15'9" x 15'9" (4.82 x 4.82)

A great-sized, double bedroom to the rear elevation benefitting from a window overlooking the delightful garden. Fitted wardrobes, coving, carpeted flooring and radiator. Door into:

### En Suite Shower Room

Fully tiled with pedestal hand basin, shower cubicle with mains shower and sliding glazed door. Low-level w/c. Radiator, extractor, coving, downlighting and illuminated wall mirror. Obscure, double glazed window.

### Bedroom Three

17'8" x 14'0" (5.41 x 4.27)

Yet another most generous, double bedroom benefitting from magnificent, Wharfe Valley views through the dual aspect windows. Fitted wardrobes, carpeted flooring, coving and radiator.

### En Suite

A four-piece en suite comprising of a Villeroy & Boch bath with wall-mounted taps, a shower cubicle with folding glazed doors and mains shower, a pedestal washbasin and a low-level w/c. Fully tiled to the walls and floor in neutral tiling with attractive motif border, coving, downlighting, radiator and extractor fan.

### Bedroom Four

14'6" x 11'0" (4.43 x 3.36)

Another good-sized, double bedroom, situated to the rear, south facing elevation of the property, enjoying a pleasant aspect over the charming, rear garden. Coving, carpeting, fitted wardrobes and radiator.

### Bedroom Five

14'4" x 11'0" (4.37 x 3.36)

Last, but not least, yet a fifth double bedroom, so no-one in the family draws the short straw! Fitted wardrobes, coving, carpeted flooring and radiator. A window affords a pleasant view to the south facing rear of the property.

### Bathroom

16'0" x 12'4" (4.88 x 3.78)

Incorporating an inset sunken bath, a corner shower cubicle with mains shower, separate hand held shower attachment and sliding glazed doors, a pedestal washbasin, a bidet and a low-level w/c. Traditional style taps, fully tiled to the walls and floor, downlighting, coving, vertical, ladder style radiator and a second radiator, wall mounted mirror and extractor fan. Window with obscure glazing to the side elevation.

### OUTSIDE Driveway & Gardens

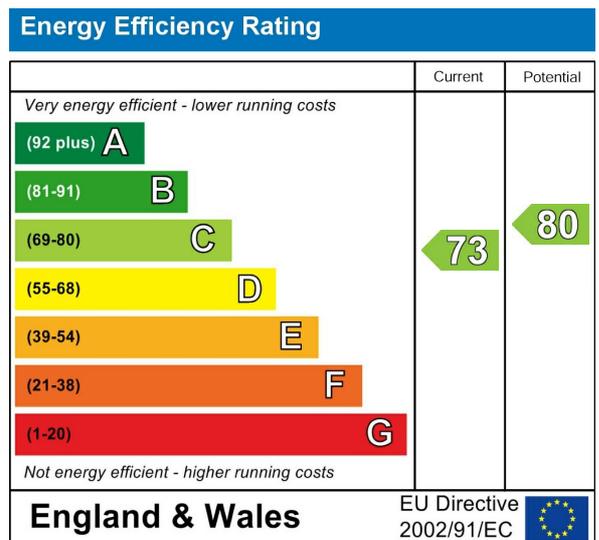
Two stone pillars stand at the entrance to a spacious, block paved driveway leading to the double garage, providing parking for several vehicles. EV charging point. Two timber gates from the driveway open onto paths leading around the side of the property. Charming, dry stone walling adds to the kerb appeal of this lovely, family home. The principal gardens lie to the south facing, rear of the property and are beautifully landscaped and maintained. Low dry stone walling with attractive, planted border separates the patio from a good-sized level lawn and there is a further patio area with lovely, timber pagoda. Fencing and hedging maintain a good degree of privacy. This is the ideal family garden where one can relax and enjoy the sunshine and where children can play to their heart's content.

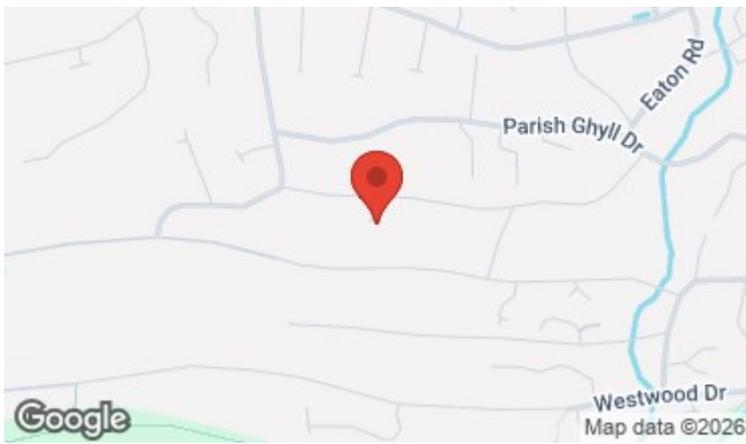
### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage. There is Ultrafast Fibre Broadband shown to be available. Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



- Five Double Bedroom Stone Built Detached Property
- Exclusive Development of Only Three Family Homes
- Stunning Recently Fitted Bespoke Living Dining Kitchen
- Three Further Spacious Reception Rooms
- Four Quality Bathrooms Including Three En Suite
- Impressive Reception Hall With Double Return Staircase & Galleried Landing
- Spectacular Wharfe Valley Views
- Delightful Landscaped South Facing Garden
- Quiet Cul-De-Sac Location Yet Close Walking Distance to Ilkley Amenities
- Council Tax Band G





GROUND FLOOR  
APPROX. FLOOR  
AREA 1936 SQ.FT.  
(179.9 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 1683 SQ.FT.  
(156.3 SQ.M.)



TOTAL APPROX. FLOOR AREA 3619 SQ.FT. (336.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plans 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.



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