



75 Cleasby Road, Menston, Ilkley

A stunning concept home, enjoying superb contemporary design and extensive inside / outside reception areas making the most of views over the large rear garden, but also keeping the stone and character of the original cottage to the front. This home must be viewed, to fully appreciate such a unique property in the heart of Menston.

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75 Cleasby Road, Menston, Ilkley, West Yorkshire, LS29 6HW

Ilkley 5 miles, Leeds 11 miles, Harrogate 14 miles (all distances approximate)

Guide Price: £875,000

Accommodation

Ground floor: entrance hall; lounge / snug; sun terrace; bedroom two; bedroom three; bathroom. Lower ground floor: living dining kitchen; cinema room; utility room; shower room. First floor: master bedroom; dressing room; en-suite. Outside: generous garden with stream, mature trees and original stone wall; floating staircase to resin driveway.

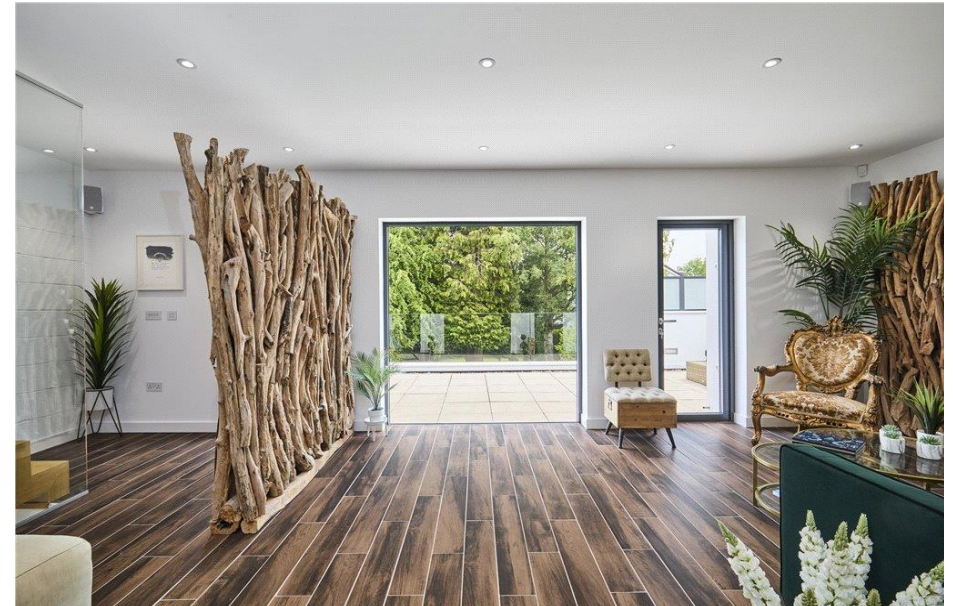
General Remarks

We are delighted to introduce you to this exciting new instruction, a hidden gem in the very heart of Menston. 75 Cleasby Road is a superb, recently constructed concept home designed for modern family living. This stunning property seamlessly fuses an elegant interior with bespoke contemporary outside space ideal for entertaining, hidden behind a characterful stone cottage frontage.

The vendors have designed the property with meticulous attention to detail and to the highest specification to include underfloor heating at all levels, polished porcelain flooring to the ground floor, bespoke concept German kitchen by Intoto, Porcelanosa bathrooms, and wiring for a Sonos sound system throughout.

The property welcomes you into a light and airy entrance hall which has wood effect ceramic tiling to the floor and a view straight out towards the rear garden. The open lounge has stunning views, with windows and doors opening to an extensive sun terrace. This lovely contemporary space is over 30 feet wide, with glass balustrade and screening, porcelain tiled flooring and elaborate lighting. Also on this floor are two double bedrooms and the luxury house bathroom.

From the lounge, a glass and oak floating cantilever staircase leads down to the lower ground floor and the incredible open plan living dining kitchen. The living area has huge triple sliding anthracite patio doors which open onto the rear garden. The focal point of this area is the floating gas fire by Element 4. Turning to the kitchen, a most impressive space, there is a vast range of contemporary high gloss white wall, base and drawer units providing superb storage. Integrated appliances include three ovens, one of which is a combination microwave, as well as a warming tray, dishwasher, larger fridge and larger freezer. Over the



double stainless steel sink is a Quooker instant hot water tap. A large central island unit houses the ceramic hob with an extractor over and provides further storage as well as seating room under.

A wonderful feature on this floor are the two 'secret' rooms concealed behind the kitchen doors. Double doors lead through to the utility room which in turn leads to the luxury downstairs shower room with wc, vanity unit and double shower enclosure. A further set of double doors from the kitchen lead into the cinema room, which has wiring for a surround sound system and luxurious carpeting to the floor. There are speakers throughout the house and also the outside entertaining areas. Both the 'secret' rooms, and all bathrooms, have a fresh air circulation system.

From the ground floor, the glass and oak floating cantilever staircase leads to the first floor and the stunning master bedroom suite, a true sanctuary overlooking the rear garden through full width windows and double opening doors to the Juliet balcony. There is a generous walk in dressing room with hanging rails and shelving, along with the luxuriously appointed en-suite shower room.

This home has been beautifully designed to make the most of the generous outside space, with the spacious ground floor sun terrace and large lower ground floor patio being ideal for outside entertaining and al-fresco dining. The long, lawned garden is enclosed, with mature trees and a stream making it ideal for exploring and family games. A floating staircase leads from the patio to the side of the house and the resin driveway hidden behind electric opening gates.







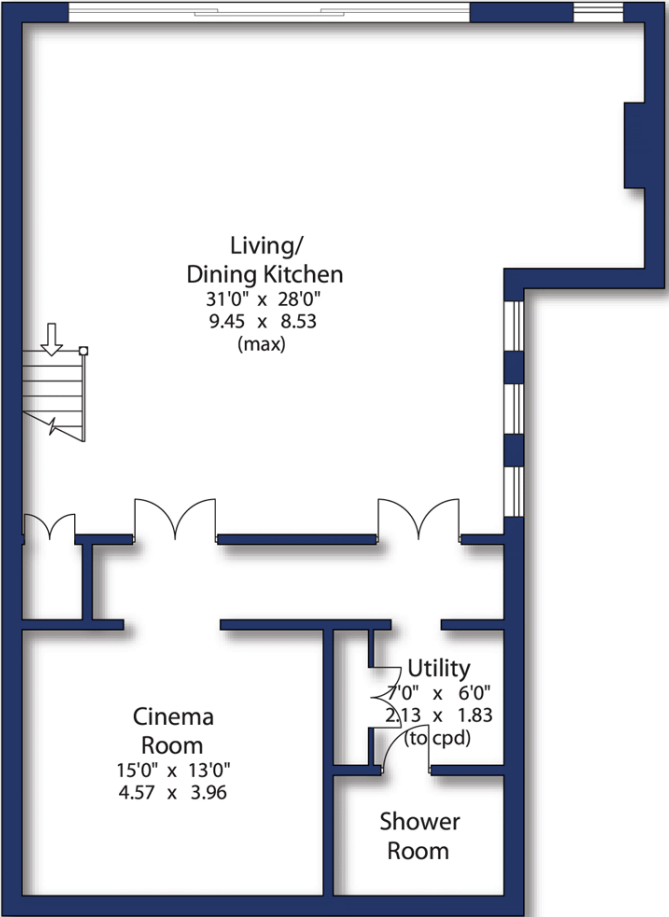




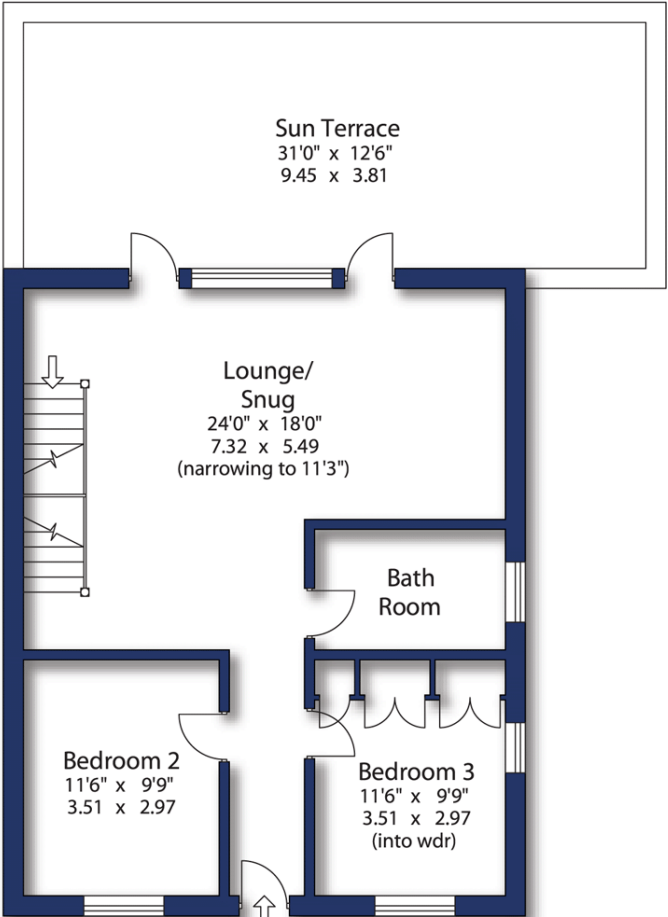




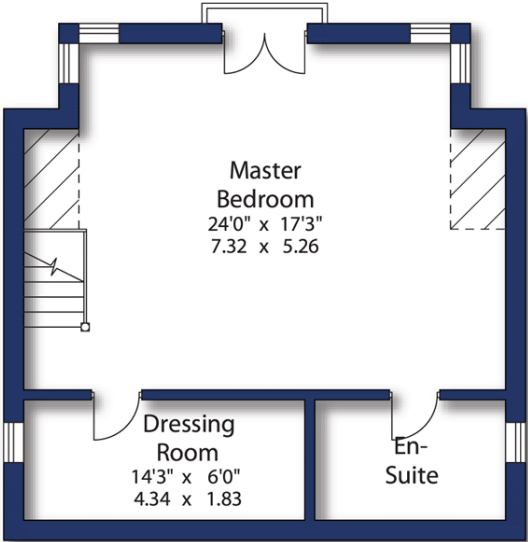
Floorplans



Lower Ground Floor



Ground Floor



First Floor

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Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council
- Council Tax Band F
- Please note that there are Tree Preservation Orders on five trees in the middle of the garden by the stream

Tenure, Services & Parking

- Freehold
- All mains services are installed with gas fired central heating
- Gated driveway parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/government/checks/check-for-flooding-in-england)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

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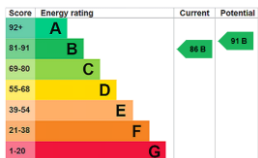
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

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