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ROWANY GARDENS
ILKLEY

Five spacious stone built 4 bedroom homes with stylish specification



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Picturesque Ben Rhydding is surrounded by Wharfedale countryside yet with excellent commuter links to the regions business centres.



Ben Rhydding provides one of Yorkshire's most desirable living environments. It is surrounded by the beautiful open countryside of Wharfedale, whilst enjoying excellent commuter links with the regions business centres. Set towards the eastern side of the Spa town of Ilkley, Ben Rhydding is very much a community in its own right with a good provision of amenities including local shops, primary school and even its own 'Metro' railway station, that has frequent services throughout the day into the cities of Leeds and Bradford – and all of this just a short walk away from Rowany Gardens.

The centre of Ilkley is just a mile or so distant and is well known for its first class shopping environment, complemented by cultural amenities and a busy social round. Ilkley is home to a number of thriving sports clubs, has its own very popular grammar school, and the surrounding countryside and rugged moors offer many an opportunity for lovely rural walks and other country pursuits.



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Rowany Gardens is situated in the heart of the highly sought after area of Ben Rhydding. Approached by a sweeping private drive off Clifton Road, the development of just five substantial homes is nestled away in an established private residential setting with mature boundary hedges and trees.

The houses have been thoughtfully designed to take advantage of their attractive surroundings with views of Ilkley and surrounding Wharfedale enjoyed from the upper floors.

The semi-detached houses are designed with modern living in mind. The living areas boast a superb living/dining kitchen with fully glazed doors folding back on to the patio and garden beyond. The kitchen is hand made by Clarity Arts with granite tops and has a peninsular with breakfast bar and Siemens appliances.

The lounges are orientated to take advantage of the light in the latter half of the day with views through the mature trees over Ilkley and the countryside beyond. A study area is located on the second floor lit by a large roof light.

The well-proportioned accommodation has a master suite with walk in wardrobe and ensuite shower room. There are three further bedrooms, shower room and bathroom fitted out to a high specification.

There is a good sized integral garage with electric door and utility room with space for appliances.

These stylish homes enjoy a high specification both internally and externally and have parking for two cars with lawned gardens of various sizes to the front and rear. There are mature trees and hedges retained on the boundaries which complement the mix of stone walling, patios and pathways which altogether make Rowany Gardens an extremely attractive place to live.

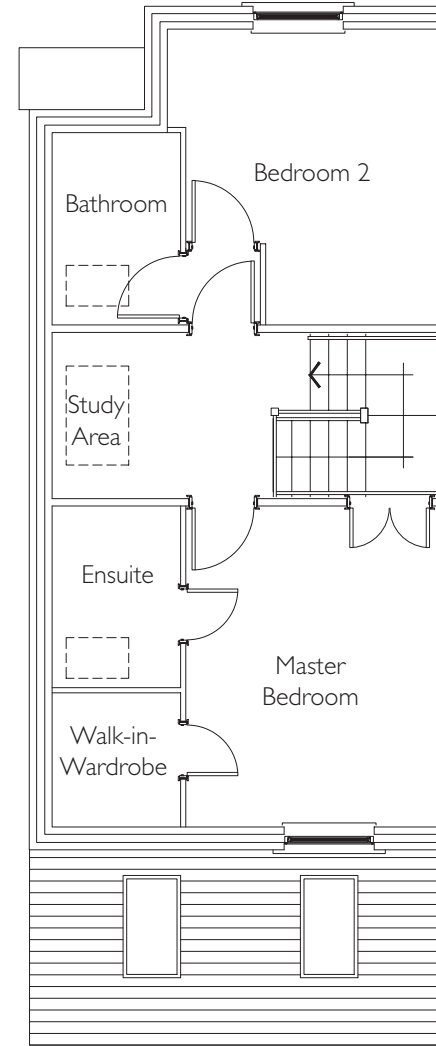
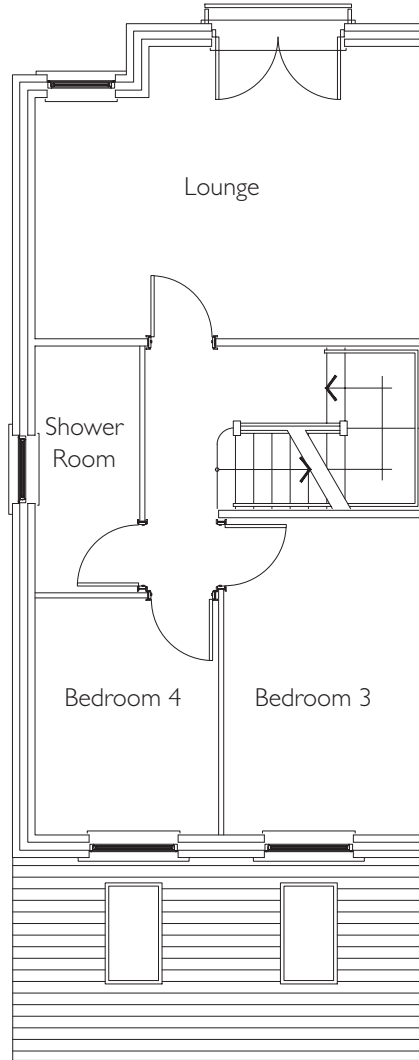
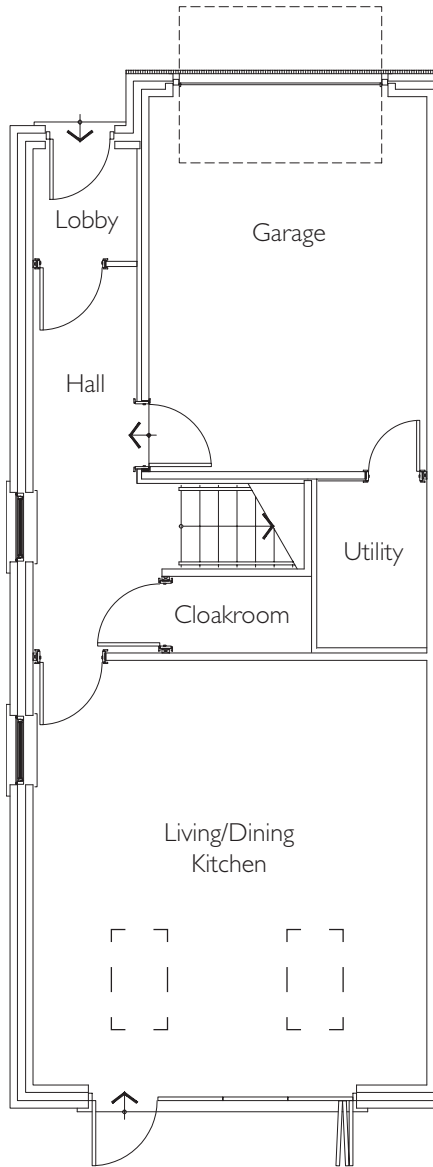
The is no description of plot 1 as this is already sold at the time of preparing the brochure.



Views from the properties



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GROUND FLOOR			FIRST FLOOR			SECOND FLOOR		
	Metric	Imperial to nearest 3"		Metric	Imperial to nearest 3"		Metric	Imperial to nearest 3"
Garage	5.00 x 3.74	16' 3" x 12' 3"	Lounge	4.00 x 5.30	13' 0" x 17' 6"	Study Area	2.30 x 1.86	7' 6" x 6' 0"
Utility	2.34 x 1.48 max	7' 9" x 4' 9"	Bedroom 3	4.35 x 2.70	14' 3" x 8' 9"	Master Bedroom	4.35 x 3.50	14' 3" x 11' 6"
Lobby	1.50 x 1.35	5' 0" x 4' 6"	Bedroom 4	3.20 x 2.50	10' 6" x 8' 3"	Ensuite	2.50 x 1.70	8' 3" x 5' 6"
Hall	5.10 x 1.73 max	16' 9" x 5' 9"	Shower Room	2.40 x 1.40	7' 9" x 4' 6"	Walk-in-Wardrobe	1.80 x 1.70	6' 0" x 5' 6"
Living/Dining Kitchen	5.72 x 5.30	18' 9" x 17' 3"				Bedroom 2	4.00 x 3.60 max	13' 0" x 11' 9"
						Bathroom	2.60 x 1.70	8' 6" x 5' 6"

Note: This plan shows the layout of plot 3 and 5, plot 2 and 4 are a mirror image.



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A superb specification for modern living requirements and high quality fixtures and fittings.



● WALLS AND ROOFS

The properties are traditionally constructed using local natural stone with a weathered finish under a natural blue slate roof. There are natural stone heads and cills to the windows.

All internal walls are plastered with a painted finish.

● WINDOWS AND DOORS

All external windows and doors are high quality double glazed softwood, prefinished in cream with oak front entrance doors. Windows and doors to have brushed chrome lockable ironmongery.

Internal doors have an oak veneer finish and brushed chrome ironmongery.

● WOODWORK

Skirtings, architraves and door casings have a clean deep chamfered profile.

● FLOORS

Kitchens, utilities, ensuites and bathrooms have quality tiled floors.

● KITCHENS

Exclusive kitchens designed by Clarity Arts with hand painted units and peninsular unit with breakfast bar all having coordinating granite worktops. Quality Siemens appliances including electric double oven, 5 burner gas hob and extractor all with a stainless steel finish. There is also an integrated fridge/freezer and dishwasher.

● UTILITY ROOMS

Exclusive utility rooms also designed by Clarity Arts with hand painted units, coordinating worktops and provision for washers and dryers.

● BATHROOMS

There are stylish Duravit suites with Hansgrohe fittings and features that include toilets with concealed cisterns and soft close seats. There is a choice of high quality wall tiling to the bathrooms and shower room, some of which are fully tiled. Under floor heating in the master ensuite.

● HEATING SYSTEM

A full gas central heating system is installed with zoning to split the bedroom and living areas. The radiators are individually thermostatically controlled. All bathrooms and ensuites have chrome heated towel rails.

● FIREPLACES

A concealed gas point is provided in the lounge for purchasers to fit a fire if desired.

● ELECTRICS

The properties have a generous electrical specification including white recessed lighting to living rooms and bedrooms and a generous supply of sockets with a brushed chrome finish. Phone and TV points to all bedrooms and living areas including wiring for Virgin cable TV and or Sky + and terrestrial TV.

A zoned burglar alarm is installed.

A mains operated smoke alarm system is installed.

● GARAGES

There is a generous single garage having remote control up and over door with an oak finish.

● EXTERNAL TREATMENT

There are attractive gardens including turfed front and rear gardens with natural stone pathways leading to attractive patio areas at the rear. The development is bounded by mature trees and hedges and is approached by an exclusive private drive from Clifton Road.

There are block paved parking areas providing 2 private spaces for each property.

The external lighting and railings have a brushed chrome finish.

● PREMIER GUARANTEE

The properties have a 10 year Premier Guarantee commencing from practical completion.

● PERSONAL CHOICES

The properties come with a high level of personal choice allowances. Purchasers will be able to choose many aspects of the above specification, unless already ordered. A final selection date will be given at the time of reservation.

The developers reserve the right to amend the plans and specification without prior notice. Please note that the artists impression is for illustrative purposes only and the specification of the properties should be checked before committing to purchase.



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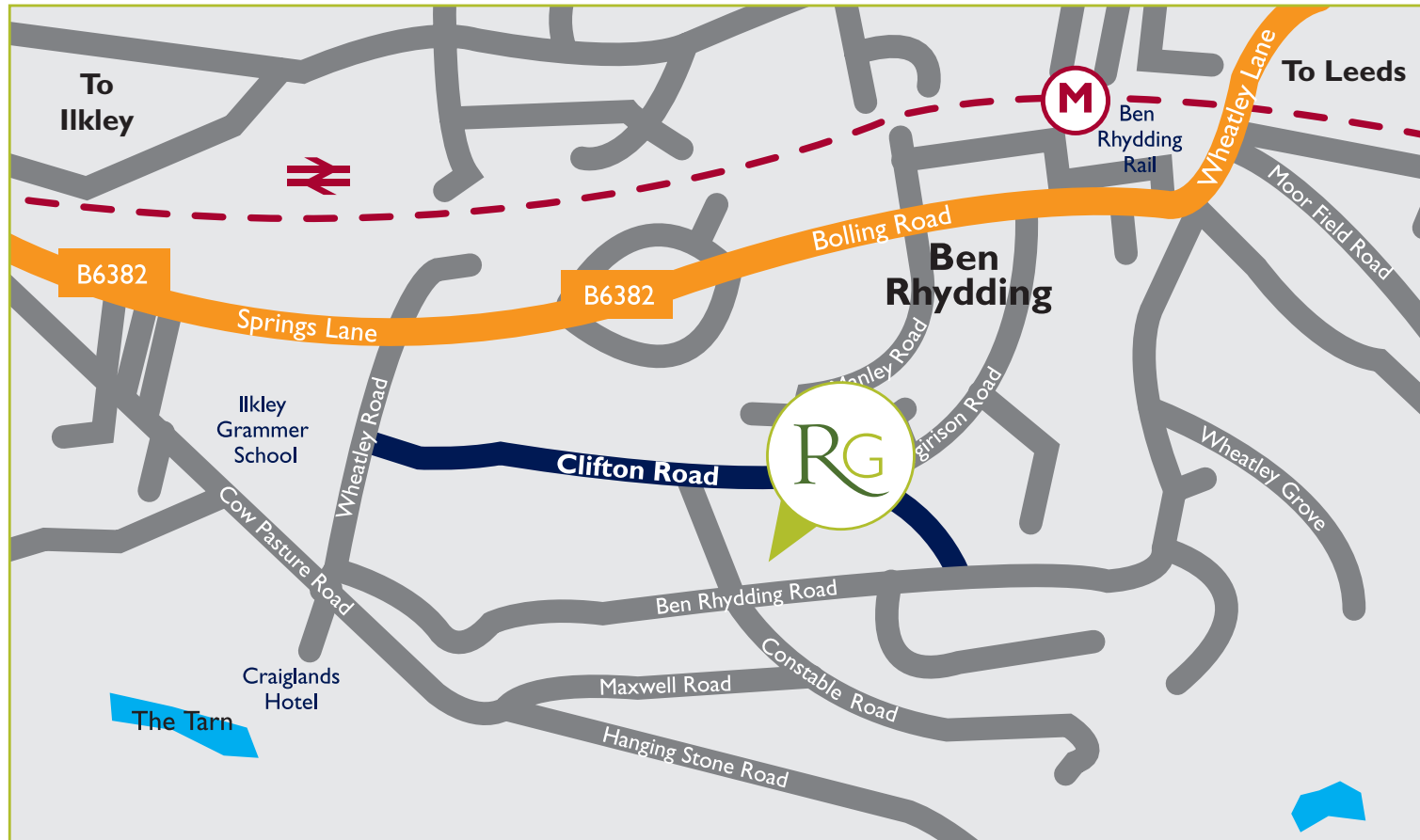


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A space for your notes



Rowany Gardens,
32 Clifton Road, Ben Rhydding, Ilkley LS29 8TU



From Dacres Son & Hartley's office in the centre of Ilkley follow Springs Lane past the railway station and continue straight ahead at the mini roundabout onto Bolling Road. Pass the Health Centre on the right hand side and then turn right onto Wheatley Road. Take the first left onto Clifton Road and continue ahead for 500 yards or so before the site entrance will be seen to the right hand side.

Local Authority: City of Bradford MC, City Hall, Bradford, BD1 1HY.

If you are thinking of selling your home, Dacre Son & Hartley would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our Yorkshire offices we can arrange a Market Appraisal through a national network of quality and specially selected independent estate agents.

A development by



For more information contact:

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