



2A, Shannon Close, Ilkley

Located on this short cul de sac just off Grove Road in this prestigious residential area only a short walk to the town centre is this immaculately appointed, three bedroom detached home set within predominantly level gardens to the front and rear, which is likely to appeal to both families and those looking to downsize alike.

1-5 The Grove, Ilkley, West Yorkshire, LS29 9HS

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2A, Shannon Close, Ilkley, West Yorkshire, LS29 9PJ

Skipton 9 miles, Harrogate 17 miles, Leeds 18 miles (all distances approximate)

Guide Price: £680,000

- Excellent location
- Tucked away cul de sac
- Very well presented
- Open plan dining kitchen
- Front and rear gardens
- Off-street parking
- Garage/workshop



General Remarks

Located just off Grove Road in a superb position on this tucked away cul de sac, is this appealing three bedroom detached home that has been comprehensively modernised to an excellent standard and is sure to appeal to a wide range of buyers.

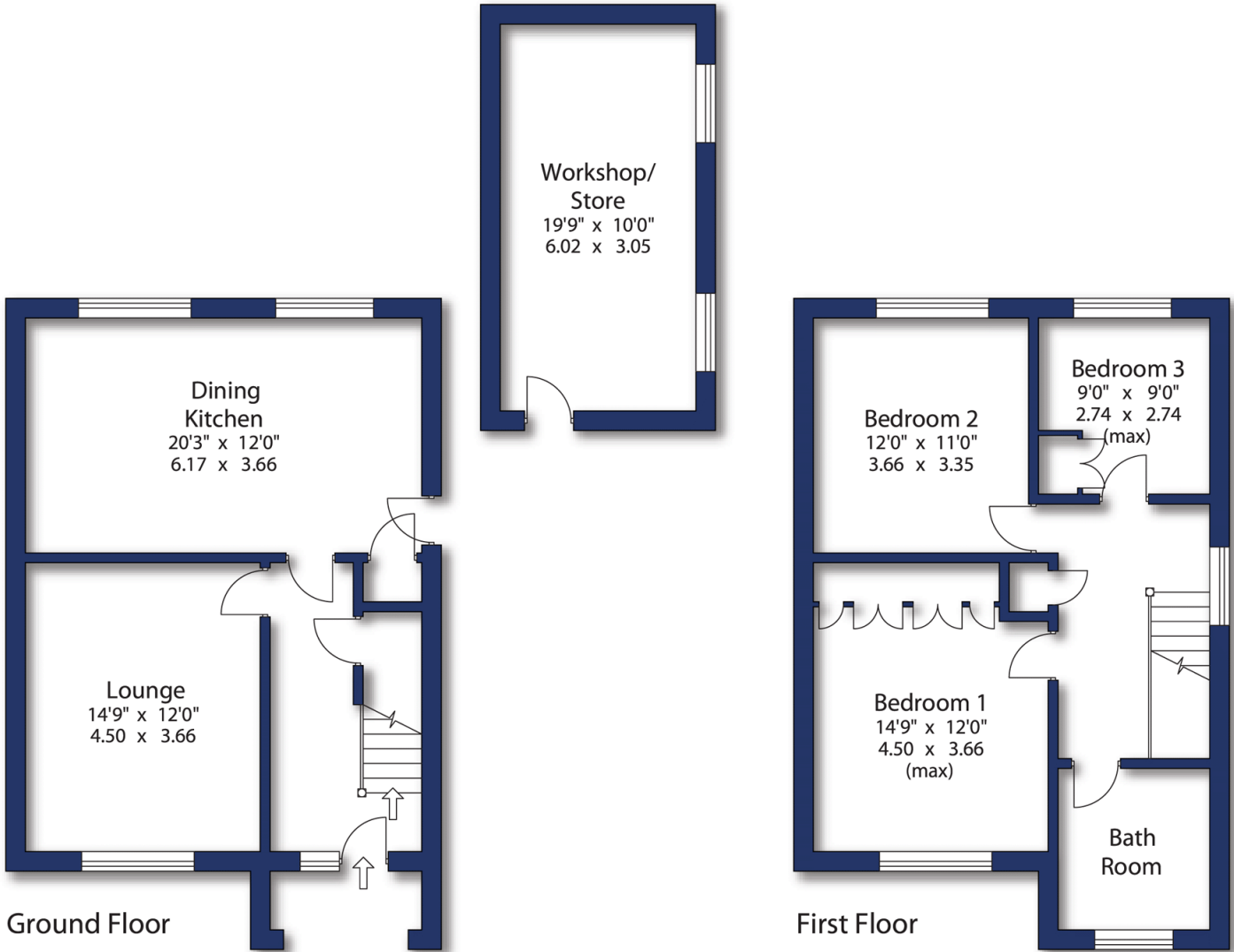
The accommodation in brief includes to the ground floor, a welcoming entrance hall, good-sized sitting room and modern fitted open plan living dining kitchen with access to the rear garden. To the first floor there are three good-sized bedrooms, two of which are double, and a luxury house bathroom.

To the outside, the property is set back from the road with a front garden featuring lawn and planted beds. The driveway provides ample off street parking, and leads down the side of the property to the rear, where there are further good-sized gardens with a lawn, paved seating area and separate workshop/store.

The former Victorian spa town of Ilkley enjoys a lovely setting in the heart of some of Yorkshire's most stunning countryside – a location which provides ready access to the Yorkshire Dales and the rugged moors, whilst being an ideal base for the regional business traveller. From Ilkley's town centre railway station there are frequent services throughout the day into the cities of Leeds and Bradford with regular onward connections from the former to London Kings Cross, and Leeds Bradford airport is only some twelve miles away.

Ilkley is renowned for its first class shopping and excellent range of restaurants, cafes, supermarkets and general amenities. The town has popular schools for all ages, including the highly regarded Ilkley Grammar School, and a very wide array of sporting and recreational facilities and cultural events. There are some superb walks to be enjoyed over the nearby Ilkley Moor and the Yorkshire Dales National Park is less than 6 miles from the town.

Floorplans



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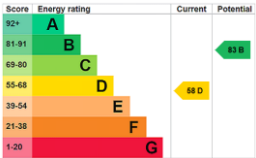
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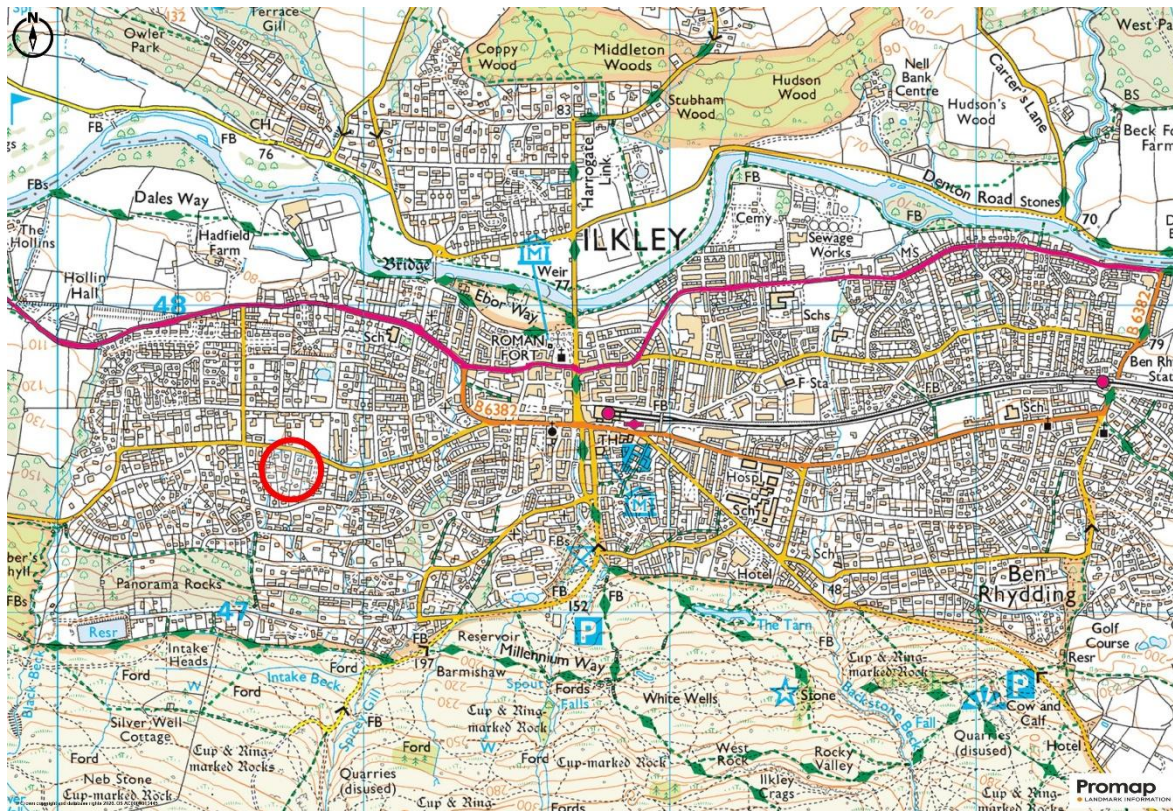
Dacres Surveys

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01943 885 400

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Contact us



01943 600655



ilkley@dacres.co.uk

Directions

From our office in the centre of town proceed down The Grove and as the road bends to the right continue straight ahead onto Grove Road. Proceed for half a mile or so and Shannon Close will be seen to the left hand side. The property can be found after a short distance on the left hand side. What3Words crisps.diplomas.famines

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- Restrictive covenant regarding building on a portion of the land.
- All mains services are installed. Gas-fired central heating.
- Off Street 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://check-for-flooding.in.gov.uk/)

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.

Buyer Anti Money Laundering Checks

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 £34.20 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.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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