



16 Alexandra Crescent, Ilkley

An attractive and substantial stone-built character home providing spacious and beautifully appointed accommodation arranged over four floors with the advantage of driveway parking and an attractive courtyard garden in an excellent location only a moment from Ilkley Park and a few minutes' walk to Ilkley town centre.

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

Tel: 01943 600655

Email: ilkley@dacres.co.uk

dacres.co.uk





16 Alexandra Crescent, Ilkley, LS29 9ER

Skipton 10 miles, Harrogate 17 miles, Leeds 18 miles (all distances approximate)

Guide Price: £750,000

- Fantastic town centre location
- Attractive character home
- Immaculately presented throughout
- Four bedrooms and two bathrooms
- Dressing Room
- Off street parking and courtyard garden
- Useful utility cellar/storage



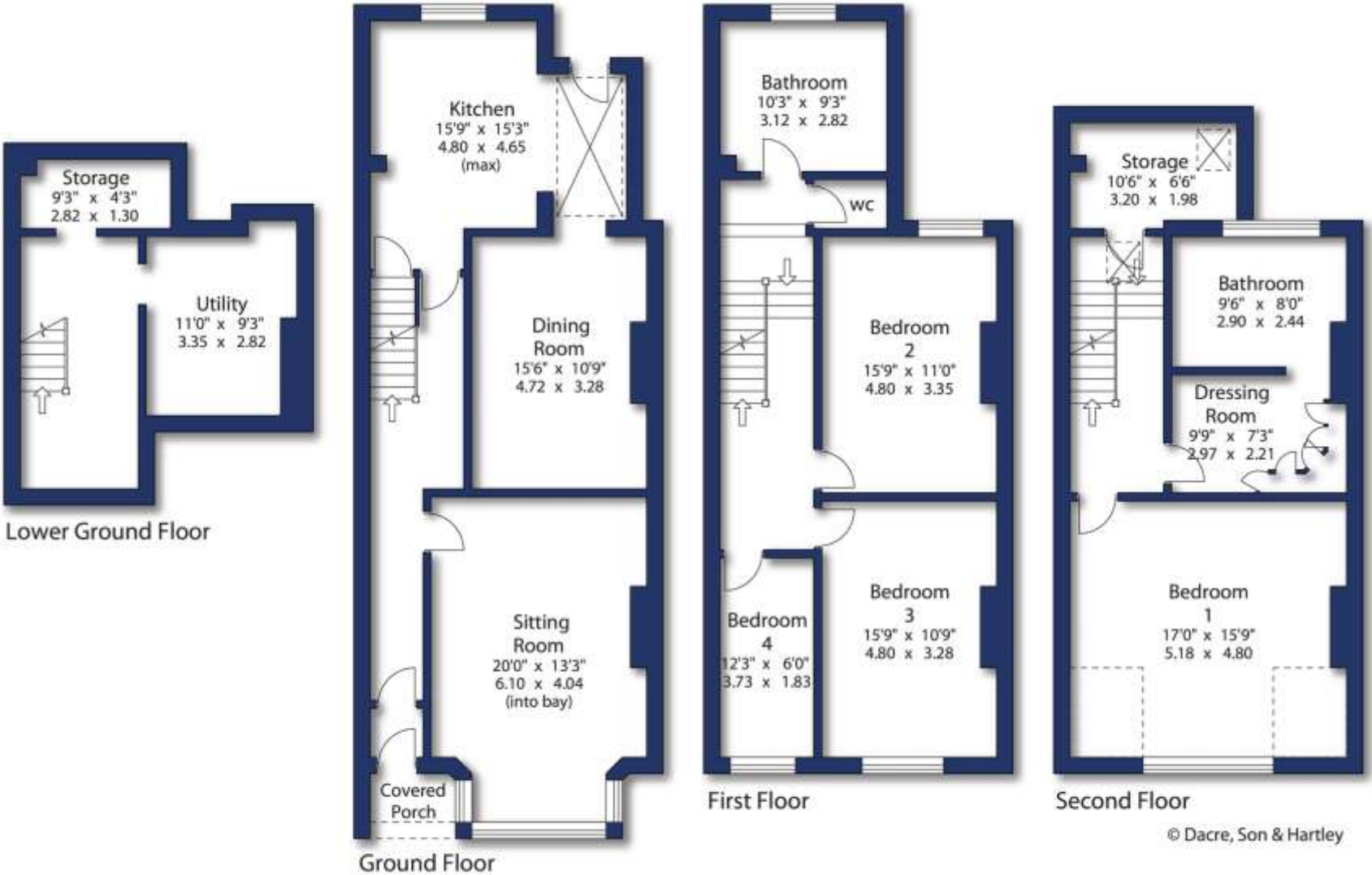
General Remarks

Enjoying a superb location within only a few moments' walk from many of the town's many amenities, is this most appealing character home that has been stylishly appointed throughout. The generous accommodation on offer is arranged over four floors and includes to the ground floor, an entrance hall, a stunning sitting room with a large bay window and log burner, and a modern fitted kitchen giving access to the rear garden and steps leading down to a useful storage/utility cellar. To the first floor, there are two double bedrooms, a single bedroom and house bathroom with free standing bath and walk in shower with a separate WC. To the second floor is the primary bedroom, which is a particularly good size, as well as a dressing room with fitted wardrobes leading to a luxury bathroom and useful storage room.

To the outside the property has the rare advantage of private off-street parking, whilst to the rear is an attractive, courtyard garden with raised seating area.

Alexandra Crescent stands within the town's Conservation Area and forms part of a very popular residential neighbourhood of predominantly Victorian housing situated between the town centre and the Ilkley's riverside parks and gardens. The location is extremely convenient being within a short walk of many of the town's extensive range of shops, restaurants, cafes and general amenities. All Saints Primary School is also nearby on Skipton Road and there are pleasant walks to be enjoyed through the parks and riverside paths. Indeed, Ilkley is considered an ideal base in the magnificent Wharfe Valley countryside for commuters to Leeds/Bradford city centres to which regular rail services are available from Ilkley station, along with buses to surrounding towns. Ilkley has popular schools for all ages and a wide variety of sporting and recreational facilities. The Yorkshire Dales National Park is within six miles of Ilkley and Leeds/Bradford International Airport is just over ten miles away.

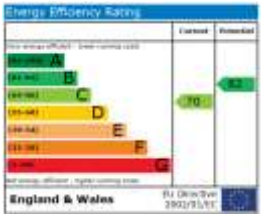
Floorplans



 Mortgage Advice Bureau
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 Dacres Surveys
Call for a quote
01943 885 400

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Contact us



01943 600655



ilkley@dacres.co.uk

Directions

From our office on The Grove in Ilkley town centre facing a westerly direction proceed along The Grove and follow the road round onto Bolton Bridge Road passing the Memorial Gardens on the left. At the junction with the A65 Skipton Road turn right onto Skipton Road and then second left onto Alexandra Crescent where the property can be found on the right hand side.

What3Words gurgling.local.cabbages

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- The property is located within the Ilkley conservation area
- All mains services installed with 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://gov.uk/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.

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. Dacres Ref: ILK260045