MIDDLETON CRAG

117 CURLY HILL, ILKLEY



An outstanding modern home offering generously proportioned living with breathtaking southerly views across Wharfedale.

DACRE, SON & HARTLEY
EST. 1820

Patrick McCutcheon FNAEA



STUNNING VIEWS MEET CONTEMPORARY LIVING

An outstanding modern home offering generously proportioned living, principally across a single floor, but with a discreetly positioned lower-level guest suite. Attractive and mature grounds including lawns and an expansive terrace with breathtaking views across Wharfedale.





ACCOMMODATION SUMMARY

Ground Floor: spacious Reception Hall with coats storage off; well-proportioned Living Room with broad square bay having French doors to the Terrace; dual-aspect Dining Room, again generously sized and with direct Terrace access; Living Kitchen – comprising preparation, dining and seating areas, the former fitted with a comprehensive range of eye level and base storage cupboards as well as a substantial island unit. The seating area enjoys lovely views and immediate access onto the south facing Terrace – ideal for alfresco dining; Store Place, integral double garage access; Laundry and Boiler Room.

The bedrooms form the eastern wing and include:
- Principal Bedroom Suite, with large dual aspect Double Bedroom having a Dressing Room and Ensuite Shower Room off; lower-ground floor Guest Bedroom Suite with Juliet balcony and Shower Room off; three further Double Bedrooms – two with fitted wardrobes and one having an Ensuite Shower Room. House Bathroom and well-proportioned Study with lovely views.

Middleton Crag is approached by a lengthy tarmacadam driveway which leads to an expansive turning area with a double garage to one side. There are lower level lawned gardens which form a sheltered play/amenity area; whilst to the southern elevation there is a fantastic terrace with multiple dining and seating areas, some cracking views and strategic planting.







GENERAL REMARKS



SKIPTON 10 Miles | LEEDS 18 Miles | HARROGATE 20 Miles

Middleton Crag is unquestionably one of Ilkley's special homes – modern, yet generous and elegantly proportioned accommodation being ideal for the needs of a family or those seeking a retirement home without compromise.

The property enjoys a highly desirable setting part way up Curly Hill in a private position that commands outstanding views to the south across Ilkley towards the dramatic moors in the distance. An enviable location that delivers an ever-changing scene throughout the seasons.

Extending to over 3900 square feet (GIA), Middleton Crag has been thoughtfully planned with the principal day space positioned to the western side and offering two large reception rooms – both enjoying direct terrace access – as well an impressive living kitchen with preparation, dining and seating areas; laundry facilities. Discreetly positioned study with fitted furniture and views to the south.

There are five double bedrooms in all. These include a lovely dual aspect principal bedroom enjoying aspects across the valley and the side garden, and with its own luxury ensuite and separate dressing room off. A lower ground floor guest bedroom, also has its own ensuite facilities, as does the third double bedroom, whilst the balance share the use of a well-appointed house bathroom.



SPECTACULAR POSITION SURROUNDED BY BEAUTIFUL COUNTRYSIDE

The property has a wonderful sense of arrival with remote control gates opening onto a long driveway approach which leads to a parking/turning area with a double garage beyond. There are lower level lawned gardens planted with a broad variety of fruit trees, with the main and side terrace combining to create a lovely alfresco dining/seating area – a beautiful location from where one can soak up the simply stunning views across the valley.

This impressive home is set within a highly regarded area and is around a quarter of an hours walk away form central Ilkley. The town is home to a comprehensive range of retail amenities – 'high street' brands rubbing shoulders with a colourful array of independent shops. These are complemented by excellent social amenities including a broad choice of restaurants, cafes and tearooms. The town even has its own independent cinema. Sports clubs cater for numerous activities including swimming, cricket, rugby and golf, whilst the beautiful countryside of Wharfedale offers many an opportunity for rural pursuits, challenging walks, mountain and road cycling. For the commuter Ilkley benefits from excellent rail services into both Leeds and Bradford, and from the former there are frequent services throughout the day to London Kings Cross – meaning an early start in the capital is a realistic (if occasional), option.











FLOORPLANS



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SITEPLAN



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Plotted Scale - 1:750. Paper Size – A4

For Identification only















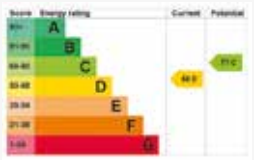


DIRECTIONS

From our office proceed down Brook Street, through the lights and continue over the river bridge to the end of Middleton Avenue. Turn right and proceed up the hill, through the woodland and the house will be found to the left handside.
What3words lawyer.translated.thus

VIEWING

Please contact the sole agent's Ilkley Office on 01943 600655. Alternatively, Patrick McCutcheon can be reached on 07801 522184 or by email pjm@dacres.co.uk



LOCAL AUTHORITY & COUNCIL TAX BAND

The City Of Bradford Metropolitan District Council.
Council Tax Band G

TENURE

Freehold

SERVICES

All mains services installed with gas fired central heating.

PARKING

Double garage and off street gated driveway parking.

FLOODING

For information on flood risks please use this link https://check-for-flooding.service.gov.uk

INTERNET & MOBILE COVERAGE

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.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. Extensive information on all of our properties can be viewed online at www.dacres.co.uk

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.