



9 Sunset Drive, Ilkley

A most attractive and substantial stone-built period home providing extensive flexible accommodation that is sure to appeal to the family buyer. With potential for self-contained annex accommodation plus driveway parking and westerly facing garden on this popular cul de sac location.

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

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9 Sunset Drive, Ilkley, West Yorkshire, LS29 8LS

Skipton 11 miles, Harrogate 16 miles, Leeds 16 miles (all distances approximate)

Guide Price: £650,000

- Character home
- Flexible accommodation
- 6 bedrooms
- Converted lower ground floor with potential for self-contained annex accommodation
- Driveway parking
- No chain



General remarks

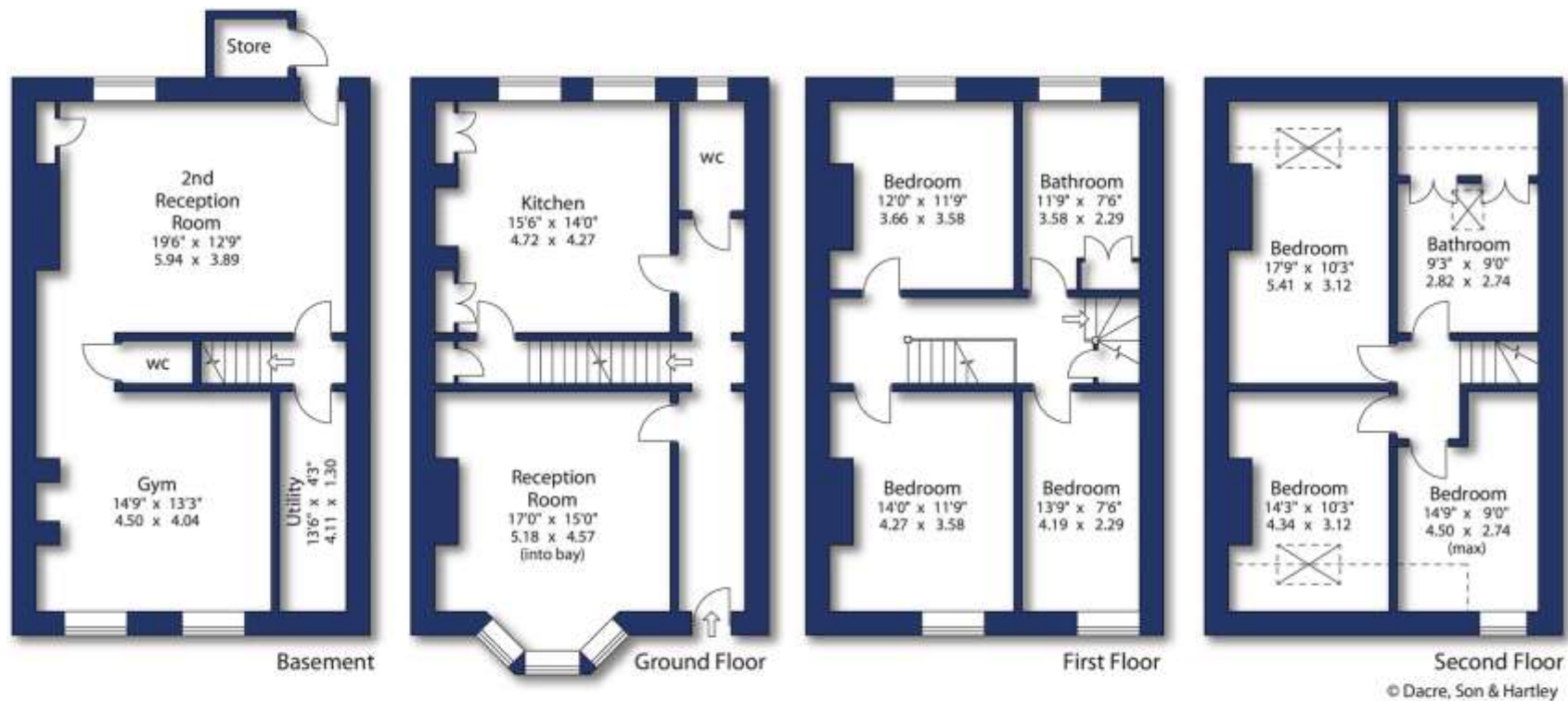
Set in this popular cul de sac location only a short distance from pleasant riverside walks is this substantial character home that provides a flexible layout to suit a wide variety of personal requirements including a converted lower ground floor cellar providing a great deal of versatility and potential for self-contained accommodation if required

The accommodation in brief includes to the ground floor, an entrance hall with cloakroom/WC, generous sitting room and large dining kitchen. To the lower ground floor and benefitting from its own private access is a reception space with feature fireplace that could be used as additional reception room/gym/home office or bedroom space, which then leads through to a further good-sized room which is currently used as a gym/store place. There is also a WC and utility room to this level. To the first floor there are two double bedrooms, a good-sized single and a house bathroom, whilst to the second floor there are three further double bedrooms and a bathroom.

To the outside, there is a small storage area to the rear whilst to the front there is a very pleasant lawned garden with a paved seating area and enjoying a westerly aspect. Also to the front of the property is the driveway which provides off street parking for two cars.

The property enjoys a cul-de-sac position with both Ben Rhydding's amenities and Ilkley town centre with its wide range of shops, restaurants, cafes, supermarkets and amenities readily accessible. Ben Rhydding train station is only ten minutes' walk from the property and has rail services into Ilkley and Leeds/Bradford city centres. The town has popular schools for all ages and a wide range of sporting and recreational facilities plus many cultural events. There are pleasant walks to be enjoyed through the countryside, woodland and moorland surrounding the town and the Yorkshire Dales National Park is less than six miles away from Ilkley.

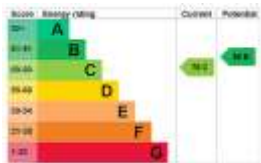
Floorplans



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 Dacres Surveys
Call for a quote
01943 885 400

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Contact us



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Directions

From the traffic lights in Ilkley town centre, proceed onto the A65 Leeds Road and travel in an easterly direction towards Burley in Wharfedale, passing Booths supermarket and Ashlands Primary School on the right hand side. After Ashlands School playing fields, continue past Hauxley Court and Mayfield Avenue on the right hand side and then turn right into Sunset Drive where the property will be found after a very short distance on the left hand side. What3Words trader.valley.disbelief

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- 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://www.gov.uk/check-flood-risks)

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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