



11 Victoria Avenue, Ilkley

Located in this popular western part of Ilkley, very close to All Saints Primary School and within comfortable walking distance of the town centre, is this extended three bedroom semi-detached home with a versatile layout that is sure to appeal to the family buyer.

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

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11 Victoria Avenue, Ilkley, West Yorkshire, LS29 9BL

Skipton 10 miles, Leeds 19 miles, Harrogate 20 miles (all distances approximate)

Guide Price: £450,000

- Semi-detached home
- Popular residential location
- Spacious accommodation
- Three bedrooms
- Flexible layout
- Enclosed rear garden
- Off street driveway parking



General remarks

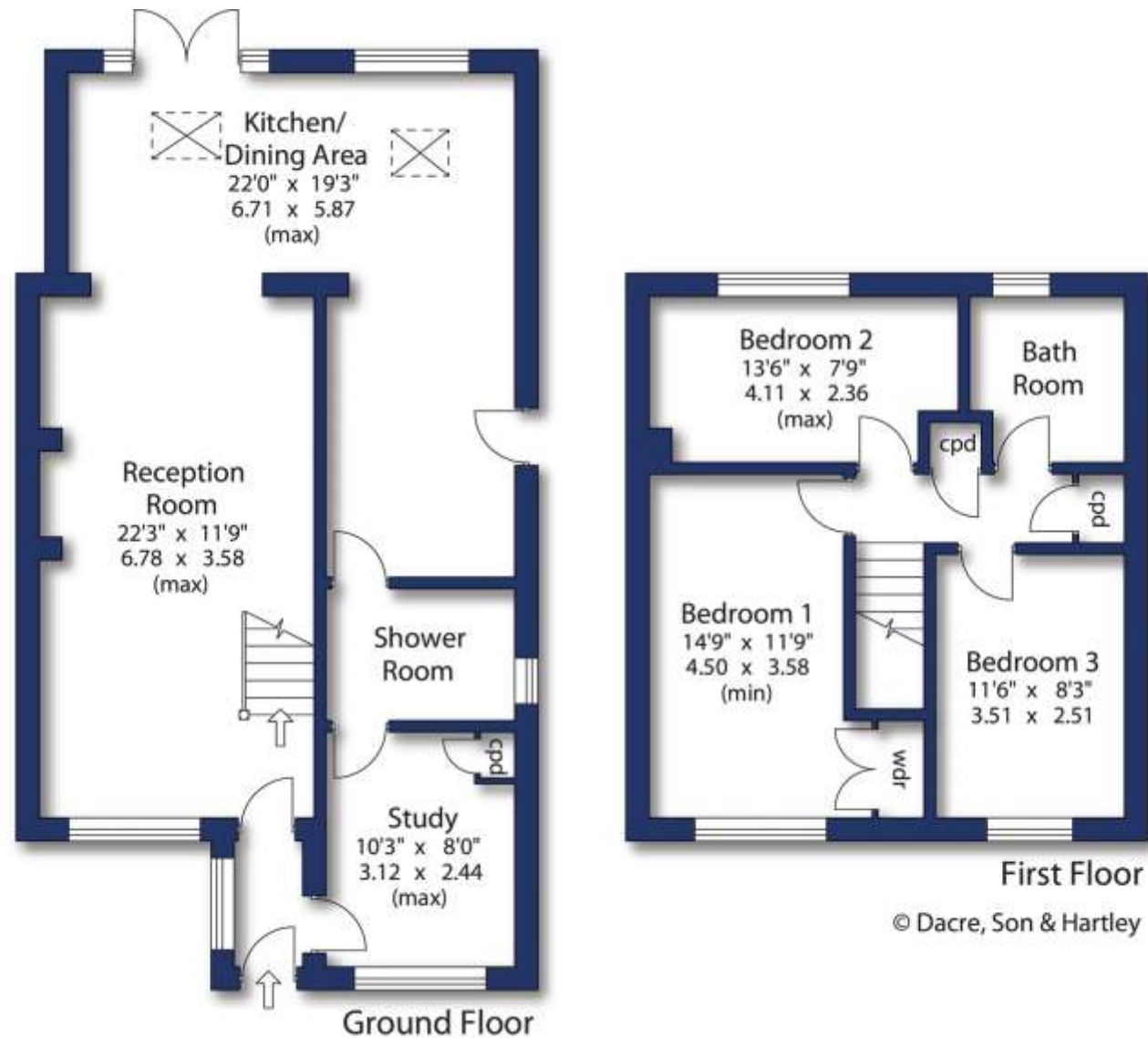
Sitting in this well regarded residential location to the western side of Ilkley, only a short walk to open countryside, All Saints Primary School and the many amenities and transport links found within the town centre, is this significantly extended family home with off-street driveway parking and enclosed rear garden.

The accommodation to the ground floor includes an entrance porch, spacious through sitting area, being open to the dining kitchen providing access to the rear garden. The accommodation surrounding a particularly generous utility boot room gives access to a house shower room and further reception room. To the first floor, there are three bedrooms and the house bathroom. Externally there is driveway parking at the front and at the rear is a lawned garden with seating area.

The former Victorian spa town of Ilkley is set in the heart of Wharfedale amidst some of Yorkshire's most dramatic scenery, and yet provides excellent commuter links with many of the region's business centres including Leeds and Bradford, Harrogate and the East Lancashire conurbation. The town's railway station provides regular services throughout the day into both local cities, and from Leeds there are frequent connections to London Kings Cross. A local international airport is just some 10 miles from town.

Ilkley is well known for its first class shopping and this is complimented by a comprehensive range of social and recreational amenities including very popular sports clubs which cater for a wide array of tastes. The town also has the benefit of a highly regarded schooling system although there are a number of private schools for children of all ages within comfortable daily travelling distance.

Floorplans



 Mortgage Advice Bureau
01274 515 763

 Dacres Surveys
Call for a quote
01943 885 400

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Directions

From Dacre, Son & Hartley's Ilkley office proceed down The Grove before bearing left onto Grove Road. Continue on Grove Road turning right onto Victoria Avenue where the property will be found on the right hand side and identified by a Dacre, Son & Hartley 'for sale' board.

What3Words: recent.crunching.picture

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- All mains services installed with gas fired central heating
- Off street driveway parking
- The property is located within the Ilkley conservation area

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](#)

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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