



17 Victory Road, Ilkley

An attractive character home with generous four bedroom accommodation and open plan living, with front and rear gardens in this popular town centre location only a few moments' walk from the amenities found within the town centre.

Guide Price £415,000

- Extended four bedroom family home
- Two reception rooms
- Three double bedrooms
- Master bedroom with ensuite
- Front and rear gardens
- Convenient town centre location

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17 Victory Road, Ilkley, West Yorkshire, LS29 8HL

Skipton 10 miles, Harrogate 16.5 miles, Leeds 17 miles (all distances approximate)

General remarks

Enjoying a fantastic location within walking distance of the town centre, Ilkley park and riverside walks, is this smartly presented character terrace providing spacious accommodation arranged over three floors.

The accommodation in brief includes an entrance hall, a sitting room with wood burning stove and bay window, with double doors opening into the dining room, providing the option of open plan living. The dining room enjoys direct access to the rear courtyard garden, and leads through to a modern fitted kitchen.

To the first floor are two good sized first floor double bedrooms, a single bedroom or study, and a house bathroom, whilst to the top floor is a spacious master bedroom with ensuite facilities.

To the outside, the property is set back from the road by an attractive lawned garden, whilst to the rear is a low maintenance courtyard garden.

The former Victorian spa town of Ilkley enjoys a delightful location amidst the unspoilt open countryside of the Wharfe Valley, standing in the lee of the famous moors and just a short drive away from the Yorkshire Dales National Park. The town centre plays host to a first class shopping environment complemented by a cosmopolitan choice of restaurants, community facilities and busy social round. The town also has popular schools for all ages and a wide variety of sporting and recreational amenities. For the commuter there are good road links with the regions business centres, and from the town centre railway station there are frequent services throughout the day into the local cities of Leeds and Bradford. For those travelling further afield, Leeds Bradford International Airport is only approximately 10 miles distant.

Directions

From our offices in the centre of town proceed down Brook street and take the first right along Railway road. Turn left onto Trafalgar Road and follow the road round to the right. Take the second turning on the left onto Victory Road and the property can be found after a short distance on the right hand side. What3words tolerates.undertone.tell

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- The property is situated within the Ilkley conservation area.
- All mains services are installed. Gas-fired central heating.
- On street parking. Resident permit parking in place.

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 £26.10 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.

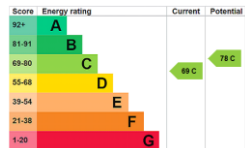
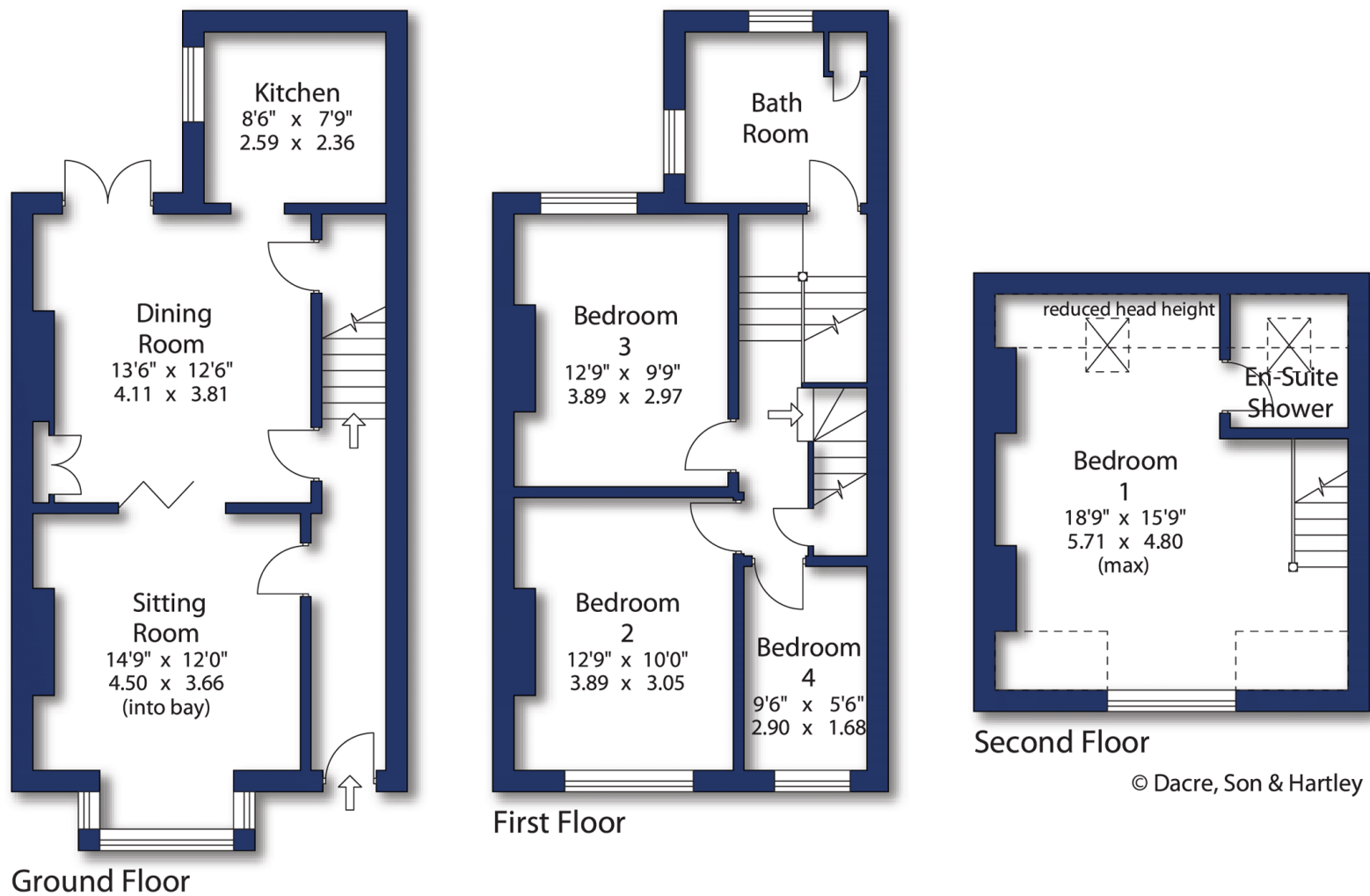
Referral fees

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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Floorplans



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