DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



3 Ryedale Park, Ben Rhydding Road, Ilkley

Located on this exclusive development of detached homes within only a short walk of local schools, access to Ilkley Moor and the town centre with its wide range of amenities, is this generously proportioned and smartly presented home that needs to be viewed to fully appreciate the extent of accommodation on offer.

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dacres.co.uk

3 Ryedale Park, Ben Rhydding Road, Ilkley, West Yorkshire, LS29 8SG

Skipton 10.5 miles, Harrogate 17 miles, Leeds 17 miles (all distances approximate)

Guide Price: £875,000

Accommodation

Ground Floor: Entrance Vestibule; Entrance Reception/Family Room; Living Dining Kitchen with Sunroom Area; Sitting Room; Further Reception Room/Office/Playroom; Utility Room and WC.

First Floor: Open Living/Landing Area; three good-sized Double Bedrooms – two with Ensuite Facilities; further Bedroom; and House Bathroom.

Outside: Driveway leading to integral double garage; enclosed rear garden with lawn and paved terrace.



General Remarks

Ryedale Park is an exclusive development of only four homes tucked away in this private location yet close to the many amenities the town centre has to offer. Viewing is highly recommended to fully appreciate the extent of the accommodation on offer which features particularly spacious reception spaces and bedroom accommodation, all set within private grounds.

The accommodation in brief includes to the ground floor: an entrance vestibule, opening into a particularly impressive entrance reception room with open staircase to the upper floor, and double doors to the rear garden; a modern specification living dining kitchen with glazed sunroom area; a good sized sitting room with wood burning stove and double doors to the front of the property; a further reception room ideal for use as a play room or office; as well as a utility room and WC.

To the second floor, the landing opens up onto a large open area which could lend itself well to further living/reception space, a teenage play area or perhaps a study landing. There are three good-sized double bedrooms – two of which with ensuite facilities, as well as a further bedroom and modern house bathroom with bath and separate shower.

To the outside of the property, generous driveway parking gives access to a double garage to the front, whilst to the rear there is a very pleasant garden featuring paved terrace with steps down to the lawn, enclosed by mature planting.

The former Victorian spa town of Ilkley enjoys a highly desirable setting in the heart of Wharfedale – a location which provides ready access to some of the region's finest open countryside whilst being within comfortable daily travelling distance of business centres as far apart as Leeds, Bradford and Harrogate.

The town is well known for its first-class shopping and also has comprehensive social and recreational amenities, a broad choice of sports clubs and a highly regarded schooling system, although there is also private schooling for children of all ages within comfortable daily travelling distance. A central railway station provides frequent services throughout the day into the local cities of Leeds and Bradford, whilst for those who need to travel further afield Leeds Bradford International Airport is just some 11 miles distant.






SAVE with JAMIE



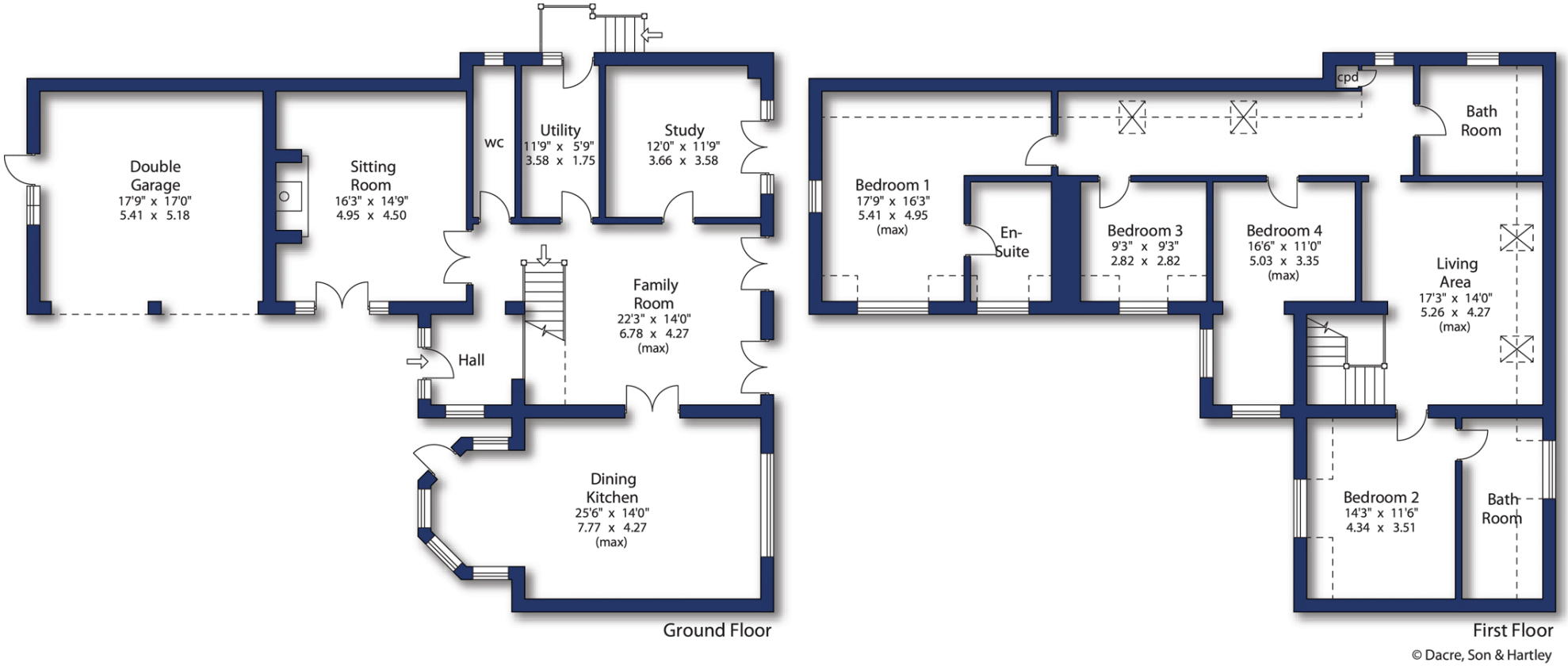




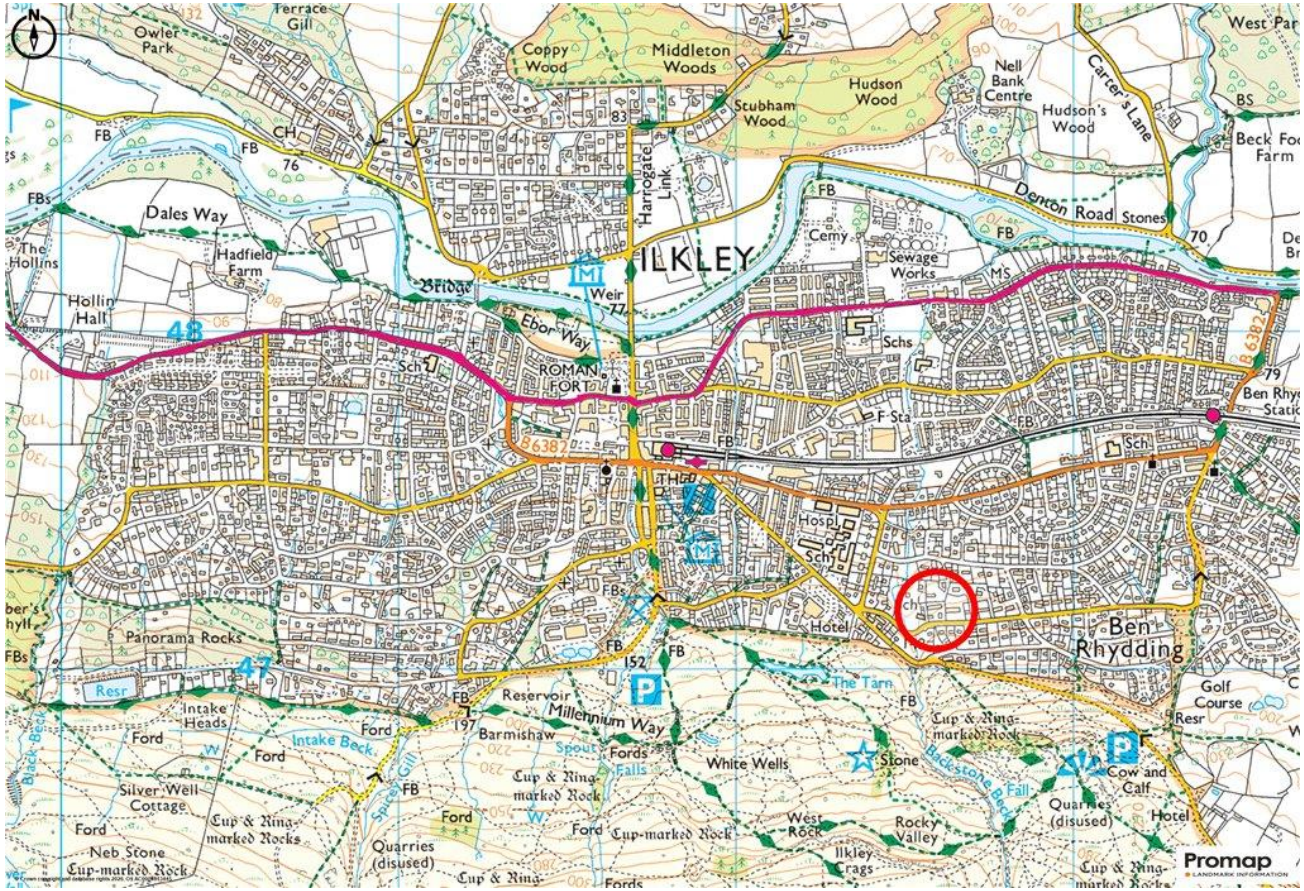




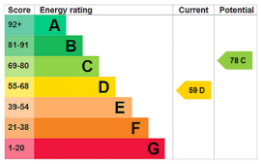
Floorplans



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Dacres Surveys
Call for a quote
01943 885 400

Contact us
01943 600655
ilkley@dacres.co.uk

Directions

From our offices on The Grove in Ilkley town centre proceed past the railway station and Town Hall and then turn right into Cowpasture Road. Continue up Cowpasture Road, turning left into Wheatley Road immediately after the Craiglands Hotel and then immediately right into Ben Rhydding Road. Follow the road around the corner and turn left into Ryedale Park, where the property will be found in the left hand corner.
What3Words: connects.workbench.probably

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- 5 year treatment plan for Japanese Knotweed completed in 2021 with 10 year guarantee.
- All mains services installed with gas fired central heating supplemented by wood burning stove.
- Off street driveway parking and integral double garage.

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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