



17 Rombald Grange, Crossbeck Road, Ilkley

Set within attractive mature grounds in this select residential development only a moment's walk from Ilkley Moor and within convenient distance of the town centre, is this smartly appointed and deceptively spacious three bedroom modern mews house with the benefits of an allocated parking space and private low-maintenance garden.

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

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17 Rombald Grange, Crossbeck Road, Ilkley, West Yorkshire, LS29 9JL

Skipton 10.5 miles, Harrogate 16.5 miles, Leeds 17 miles (all distances approximate)

Guide Price: £399,950

- Select development convenient for town centre and Ilkley moor
- Smartly appointed three double bedroom home
- Modern kitchen and shower room
- Allocated parking space
- Private rear courtyard garden
- Communal gardens



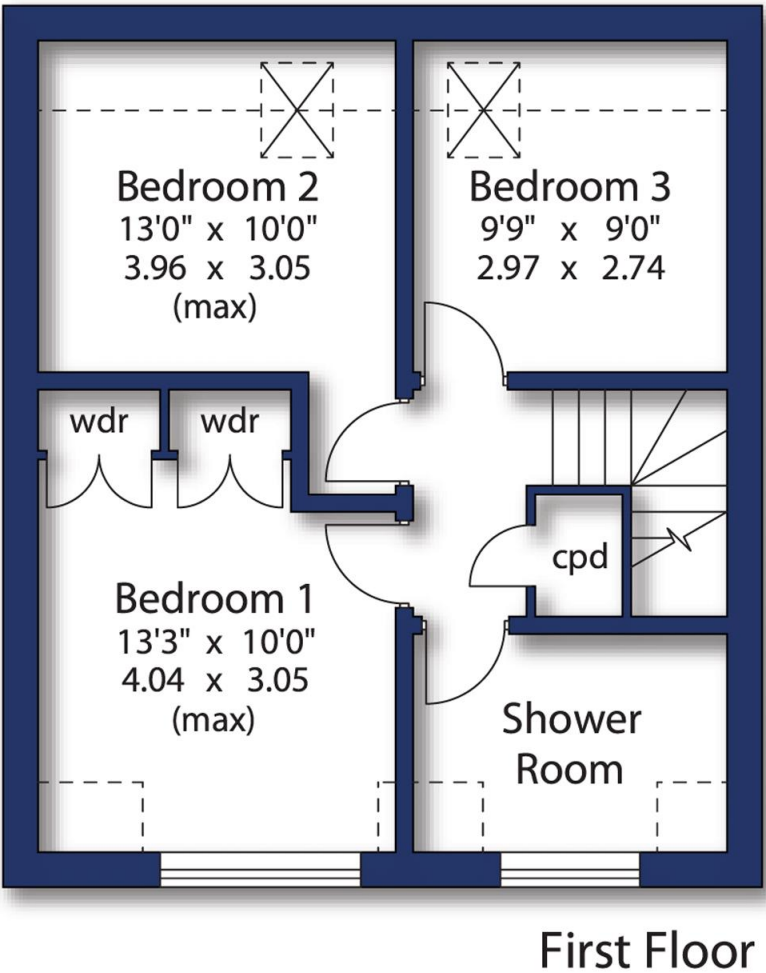
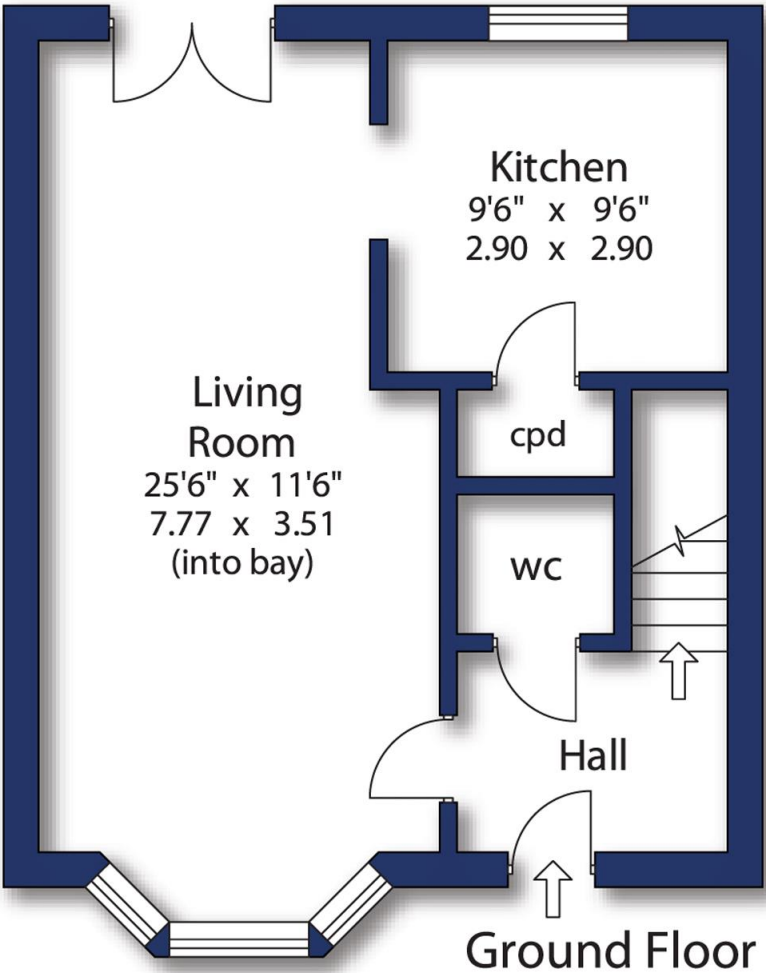
General remarks

Located within convenient walking distance of the town centre and the moor is this very well appointed and generously proportioned home that forms part of this select development of similar style properties within the grounds of a former Victorian residence. The property has accommodation arranged over two floors which includes an entrance hall with cloakroom/WC, spacious open plan living dining space with access to the rear garden and modern fitted breakfast kitchen with useful store. To the first floor are three good-sized bedrooms and modern fitted house shower room. To the outside, there is a small property frontage and a very pleasant and low-maintenance paved garden to the rear. The property also has the convenience of an allocated parking space, and use of the communal gardens.

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 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. A central railway station provides frequent services throughout the day into Leeds and Bradford, with Leeds Bradford International Airport, some 11 miles distant.

Floorplans

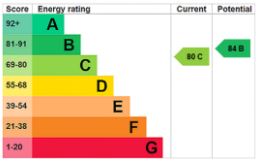


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Contact us



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Directions

From Dacre, Son & Hartley's Ilkley office proceed in the direction of Ben Rhydding on Station Road, and at the mini roundabout take the second turning onto Cow Pasture Road. Continue up Cow Pasture Road and opposite Ilkley Grammar School turn right onto Crossbeck Road. Continue along Crossbeck Road, taking the second left onto Rombald Grange where the driveway leads to the rear of the property which will be identified by a Dacre, Son and Hartley for sale board. What3Words shred.swan.gaps

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Leasehold. Length of lease: 999 years from 1 June 2004
- Service Charge: 01 Jun 25 – 31 May 26 Anticipated Expenditure £741.79 as bi-annual payment of £370.90.
- Annual ground rent payable. For the year 2025/2026 starting 01/06/25 the cost was £517.93.
- The property is located within the Ilkley conservation area.
- Tree preservation orders are in place at the property.
- One allocated parking space
- All mains services installed with gas fired central heating

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. Dacres Ref: ILK260122