



31 Railway Road, Ilkley

For sale by modern method of auction, is this three-bedroom end terrace property, formerly used as an electrical shop, with accommodation over two levels and large cellar.

Guide Price £180,000

- For sale by modern method of auction - T & C's apply. Auction date to be confirmed
- In need of complete modernisation
- No chain
- Three bedrooms
- Cellar
- See website for open viewing dates
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction

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31 Railway Road, Ilkley, West Yorkshire, LS29 8HP

Skipton 10 miles, Leeds 17 miles, Harrogate 18 miles (all distances approximate)

General Remarks

This is an exciting opportunity to purchase a property that needs complete modernisation found within the centre of Ilkley. The accommodation in brief includes to the ground floor, a room previously used as an electrical shop, a reception room, kitchen and stairs leading down to a good sized cellar. To the first floor, there are three bedrooms and house bathroom. Externally, there is a small tarmac area to the side of the property, over which there is right of

access for the neighbouring property.

Conveniently placed for Ilkley town centre with its excellent range of shops, restaurants, cafes and general amenities. Ilkley railway and bus stations are close by and provide regular rail services to Leeds/Bradford city centres and buses to surrounding towns. Ilkley also has a wide variety of recreational and cultural facilities and there are pleasant walks to be enjoyed through the woodland, moorland and countryside surrounding the town and the Yorkshire Dales National Park is less than six miles away.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most

recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Directions

From Dacre, Son & Hartley's Ilkley office proceed down Brook Street before taking the first right turning onto Railway Road where the property will be found after a short distance on the left hand side, identified by an auction for sale board.

What3words: handicaps.smoke.coconuts

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council, Council Tax Band A.
- Business Rates. Current rateable value £8,600 (1 April 2026 to present)

Tenure, Services & Parking

- The property is located within the Ilkley conservation area
- Freehold
- Please note – the upper storey has a flying freehold over a small area of neighbouring property.
- The land to the western side of the property has a right of access for the neighbouring property.
- All mains services are installed. Gas-fired central heating.
- On street residents' permit parking available on Wellington Road for annual fee via Bradford Council.

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

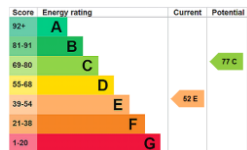
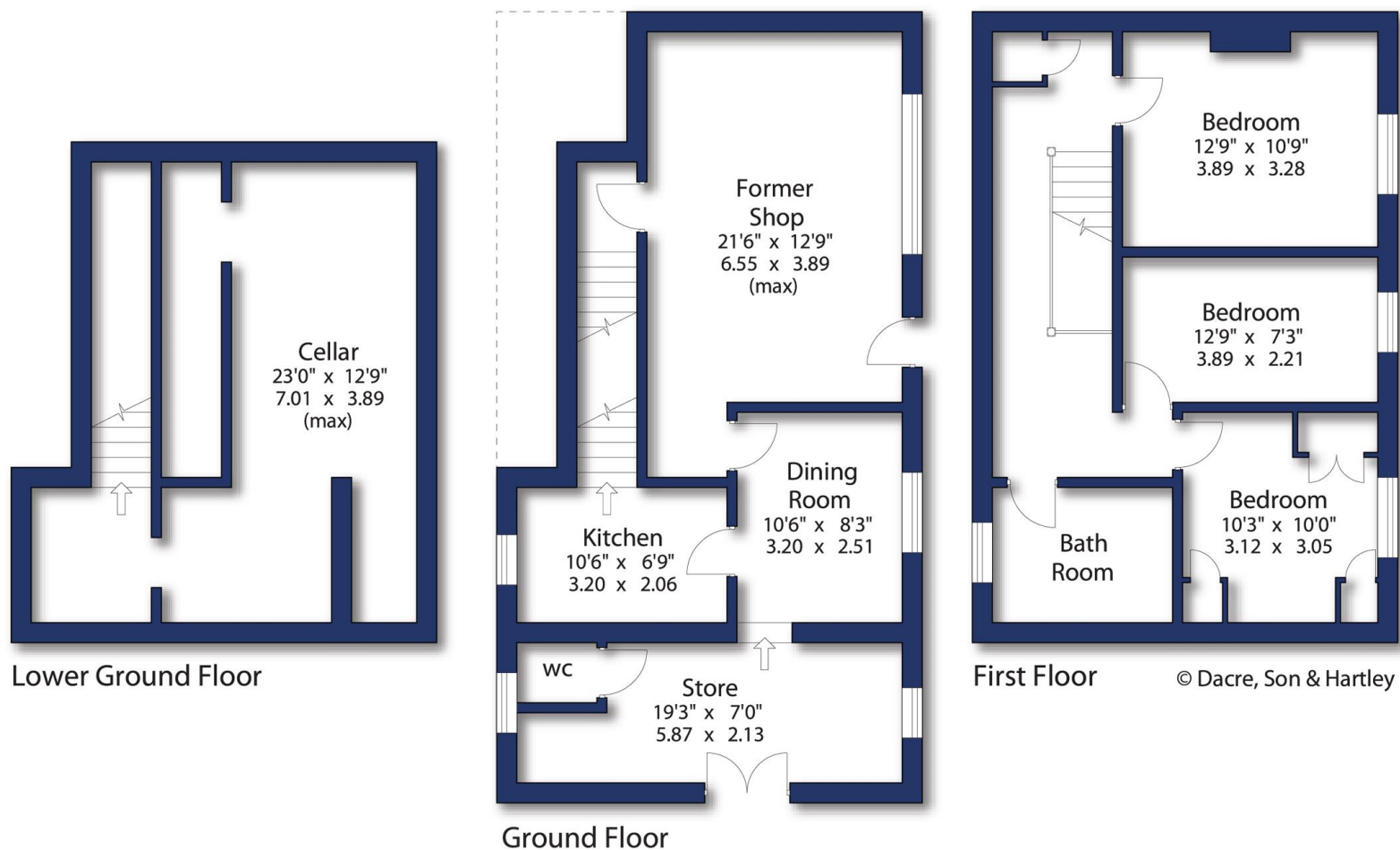
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract 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: ILK260146



Floorplans



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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