



9 High Wheatley, Ilkley

Now in need of complete renovation with excellent opportunity for anyone wishing to modernise a property to their own requirements, is this four bedroom detached home set within large gardens backing onto Ben Rhydding Golf Course.

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

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dacres.co.uk   



9 High Wheatley, Ilkley, West Yorkshire, LS29 8RX

Skipton 11 miles, Harrogate 16 miles, Leeds 17 miles (all distances approximate)

Guide Price: £500,000

- For Sale by modern method of auction - T & C's apply. Auction date to be confirmed. Please see website listing or contact the office for open viewing times
- No chain
- Very desirable residential location
- Excellent opportunity
- Generous plot
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction



General remarks

Set in this very desirable residential location close to Ilkley Moor and backing onto Ben Rhydding Golf Course is this detached family home that is now in need of extensive renovation, providing the ideal opportunity for anybody wishing to finish a home to their own requirements. The property sits within a very large private garden with a southerly aspect to the rear. To the ground floor is an entrance hall leading down to a cloakroom WC, house bathroom, and second reception room or additional bedroom space. There is also a very large open plan living dining kitchen space with access to a utility room, integral double garage and useful pantry cupboard. To the first floor are three double bedrooms.

Set towards the eastern side of Ilkley, Ben Rhydding is a long established and justifiably popular neighbourhood providing a highly desirable living environment thanks in part to its excellent choice of local amenities which include every day shops, popular pub/restaurant, primary school and 'metro' railway station which provides frequent services throughout the day into the local cities of Leeds and Bradford and into the main body of town. Ilkley's centre is just a mile or so distant and is home to first class shopping, a busy social round and comprehensive community amenities. Ilkley also boasts excellent sporting amenities with facilities catering for a wide variety of interests - from rugby and football to squash, tennis and swimming. Families are particularly attracted to the town by the schooling system, with popular primaries catering for youngsters and Ilkley's highly regarded Grammar School. Surrounded by some of Wharfedale's most beautiful countryside, yet within comfortable daily travelling

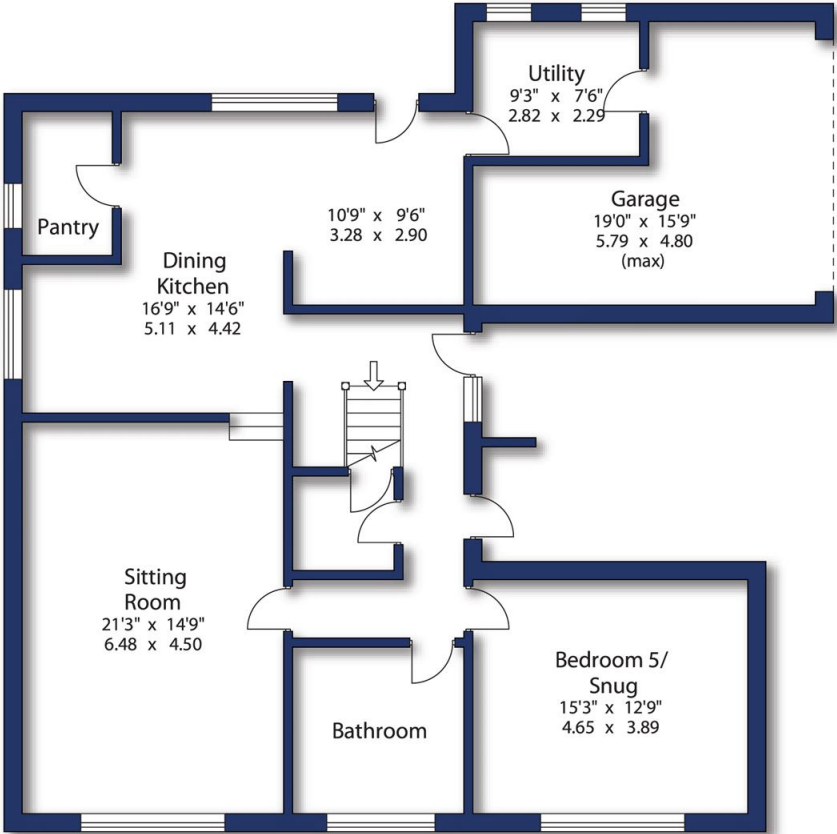
distance of many of the region's business centres Ilkley remains one of Yorkshire's most sought after towns.

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.

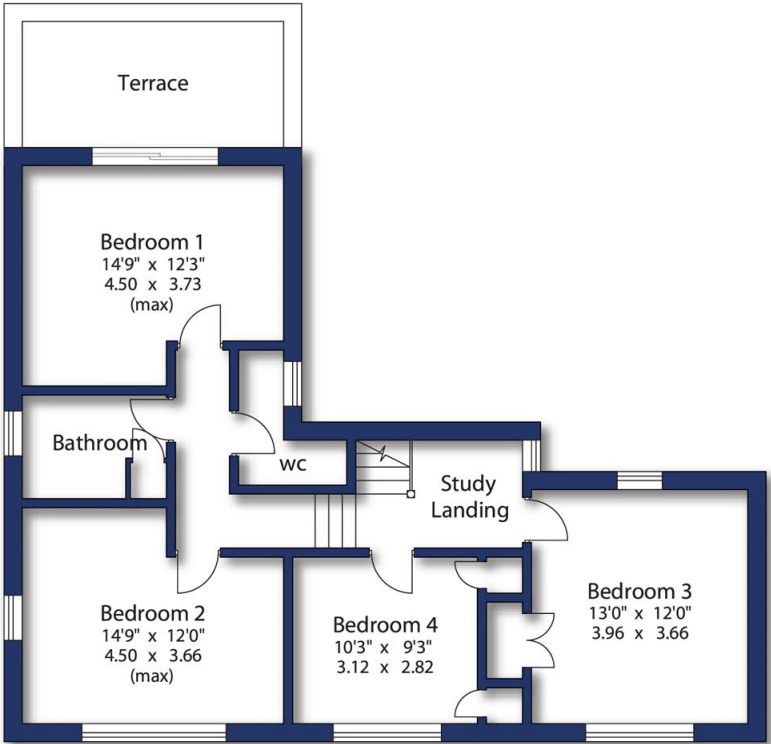
For further information and to download the Auction Pack, please visit:

<https://www.iamsold.co.uk/property/de1db5bcd5224102b73ceaa48ff56abc/>

Floorplans



Ground Floor



First Floor

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Mortgage
Advice Bureau

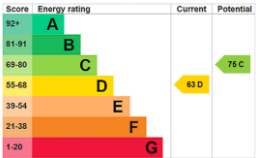
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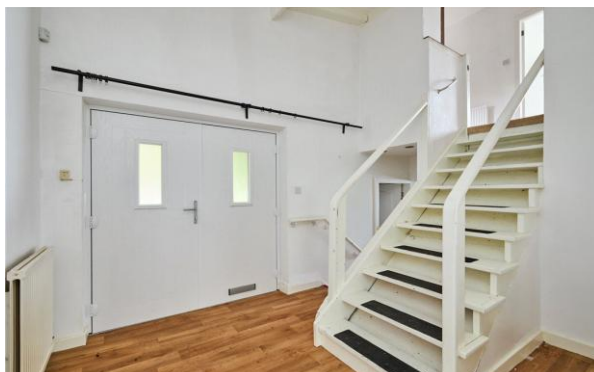
Dacres Surveys

Call for a quote
01943 885 400

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Contact us



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Directions

From Dacre Son & Hartley's Ilkley office, proceed along Station Road in the direction of Ben Rhydding. At the parade of shops in Ben Rhydding turn right onto Wheatley Avenue and proceed up the hill before turning left onto High Wheatley. Continue up High Wheatley and as the road bears to the right, the property will be found after a short distance on the left hand side, identified by a Dacre, Son & Hartley auction board. What3Words: responded.haunts.arrived

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Services TBC
- Garage
- For Sale by modern method of auction - please see website listing or contact the office for open viewing times

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](https://www.gov.uk/check-for-flooding-in-england)

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: ILK250376