



29 Wheatley Lane, Ben Rhydding, Ilkley

An attractive and substantial, stone-built character property providing spacious accommodation over three floors with the advantage of a good sized front garden and rear courtyard all within walking distance of Ben Rhydding with its many amenities and transport links.

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29 Wheatley Lane, Ilkley, West Yorkshire, LS29 8BW

Harrogate 15 miles, Skipton 11 miles, Leeds 17 miles (all distances approximate)

Guide Price: £500,000

- Character stone-built family home
- Spacious accommodation
- Five bedrooms
- Front garden
- Rear courtyard with views over open fields
- Convenient location within walking distance of Ben Rhydding train station and amenities



General remarks

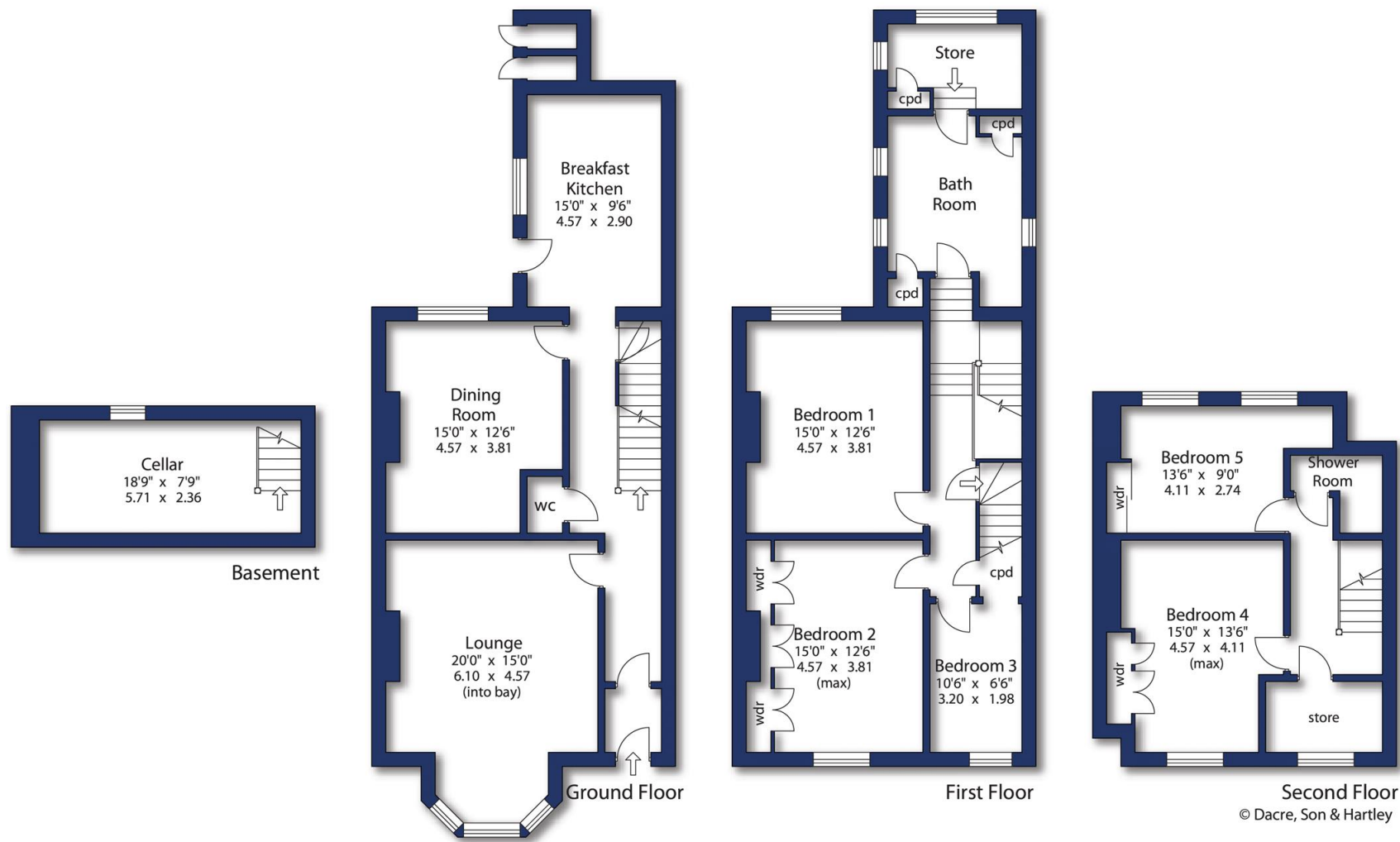
Number 29 forms part of this attractive row of character stone built terraced houses, backing onto open fields and enjoying a convenient location close to local amenities and the convenience of Ben Rhydding train station with its connection to Wharfe Valley and beyond.

The accommodation in brief comprises to the ground floor, a welcoming entrance hall providing access to a generous sitting room with period features, bay window and feature fireplace with wood burning stove, dining room also with fireplace, WC, breakfast kitchen with access to the rear courtyard, and access to the cellar. To the first floor are two double bedrooms, one with built-in storage, a single bedroom and house bathroom with additional store room beyond. The second floor provides two further bedrooms, both with built-in wardrobes, and shower room/WC and further store.

To the outside there is a pleasant front garden with planted beds and paved seating area which will enjoy the afternoon sunshine, whilst to the rear is a low-maintenance courtyard with views over the fields beyond.

Positioned towards the eastern side of Ilkley, Ben Rhydding is very much a community in its own right enjoying a surprisingly broad range of amenities including local shops, primary schooling, a popular 'gastro pub' / hotel and a 'Metro' railway station from where there are frequent services throughout the day into the local cities of Leeds and Bradford. The town of Ilkley provides one of Yorkshires most sought-after living environments, occupying a stunning location in the heart of Wharfedale whilst being readily accessible for many of the regions business centres. Ilkley is well known for its first-class shopping, busy social round and broad provision of sporting and cultural amenities. The surrounding moors and countryside also offer many an opportunity for rural pursuits.

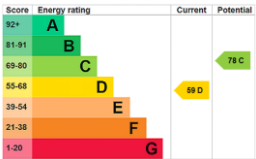
Floorplans



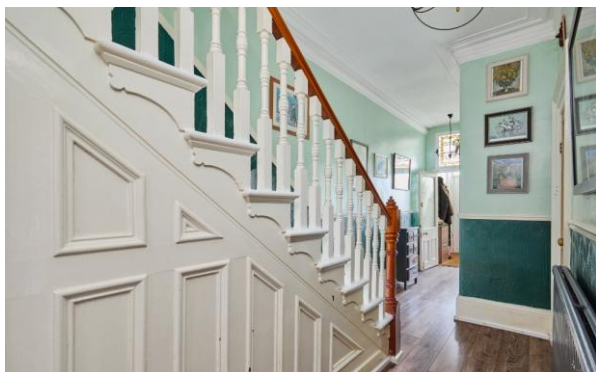
 Mortgage Advice Bureau
01274 515 763

 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 turn right on to Station Road before taking the first exit on the mini roundabout on to Springs Lane which runs into Bolling road. Continue along this road through Ben Rhydding, the road then bears to the left and under the railway bridge, joining Wheatley Lane. Proceed down Wheatley Lane and before reaching the traffic lights you will find a row of modern townhouses on the right hand side where the property will be identified by a Dacre Son & Hartley's for sale board. What3Words: detective.locker.intervals

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council, Council Tax Band is currently E

Tenure, Services & Parking

- Freehold
- Please note: A flying freehold is in place over a part of the outbuildings owned at ground floor level by the adjoining property. A right of access is in place for the purpose of the maintenance and repair (right not be exercised unless reasonable notice has previously been given except in the case of emergency).
- The part of the back road to the rear of the property included in the title is subject to rights of way and drainage.
- All mains services are installed. Gas-fired central heating.
- On street parking.

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: ILK250408