DACRE, SON & HARTLEY
EST. 1820

Michael Steel & Co
PROPERTY CONSULTANTS
0113 234 8999
www.michaelsteel.co.uk

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £295,000

- Spacious two bedroom duplex apartment
- Convenient location
- Gardens
- An excitement refurbishment opportunity

21A Eaton Road, Ilkley

This substantial duplex apartment forms the ground and lower ground floor of an imposing Victorian home, ideally placed for central Ilkley. Now requiring improvement but with the advantage of gardens and parking.

1-5 The Grove, Ilkley, West Yorkshire, LS29 9HS
Tel: 01943 600655
Email: ilkley@dacres.co.uk

dacres.co.uk







21A Eaton Road, Ilkley, West Yorkshire, LS29 9PU

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

General remarks

A two bedroom duplex apartment, 21A extends over the ground and lower ground floor of a traditional Victorian end of terrace property – occupying an incredibly convenient location just a couple of hundred yards from The Grove shopping, cafes and restaurants.

Substantial in its proportions, the property now requires upgrading and improvement but has considerable potential to form a most impressive home – benefiting from the intrinsic character within the Victorian building, with its high ceilings, broad Bay window and interesting aspects across town. As an added advantage there are garden areas to two sides along with space for parking.

Ilkley enjoys a wonderful setting in the heart of unspoilt Wharfdale – a thriving and colourful community with a broad range of everyday amenities including high street and independent shops grouped around the centre of town where there are also numerous cafes, restaurants and bars. The Winter Gardens forms a popular entertainment venue and the town even has its own local independent cinema. Sports clubs are numerous – catering for interests across a broad age spectrum, and the surrounding countryside and rugged Moors offer many an opportunity for rugged fell walking, mountain biking and road cycling.

The premises benefit from excellent road communications and are within 7 minutes walk from the towns railway station from where there are frequent services throughout the day into both Leeds and Bradford. From the former there are regular homeward connections to London Kings Cross, whilst Leeds Bradford International Airport is just some 10 miles distant.

Directions

From our office in the centre of town proceed down The Grove and as the road starts to bear to the right turn left onto Grove Road. Continue ahead and take the next left hand turn onto Eaton Road, and the property will be seen to the left hand side.

What3words: beauty.waltzed.doctor

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council. Council Tax Band E

Tenure, Services & Parking

- Leasehold. The property is held by way of a 999 year lease commencing 17 November 1983 at a rent of one peppercorn. The lease service charge equates to 50% of costs of providing services to the property in respect of (a) maintaining and repairing structural, common parts and roof (b) cleaning outside windows (c) building insurance premium (d) other service or amenity provided by the landlord for the benefit of occupiers of the building and common parts. Restrictions within the lease prevent short/holiday lettings, use other than as a private residence for one family and not to keep pets at the property (without the landlord's consent, not to be unreasonably withheld).
- The property is located within the Ilkley conservation area.
- Mains electricity, water, drainage and gas are installed
- Outside space for parking, otherwise permit 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

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.

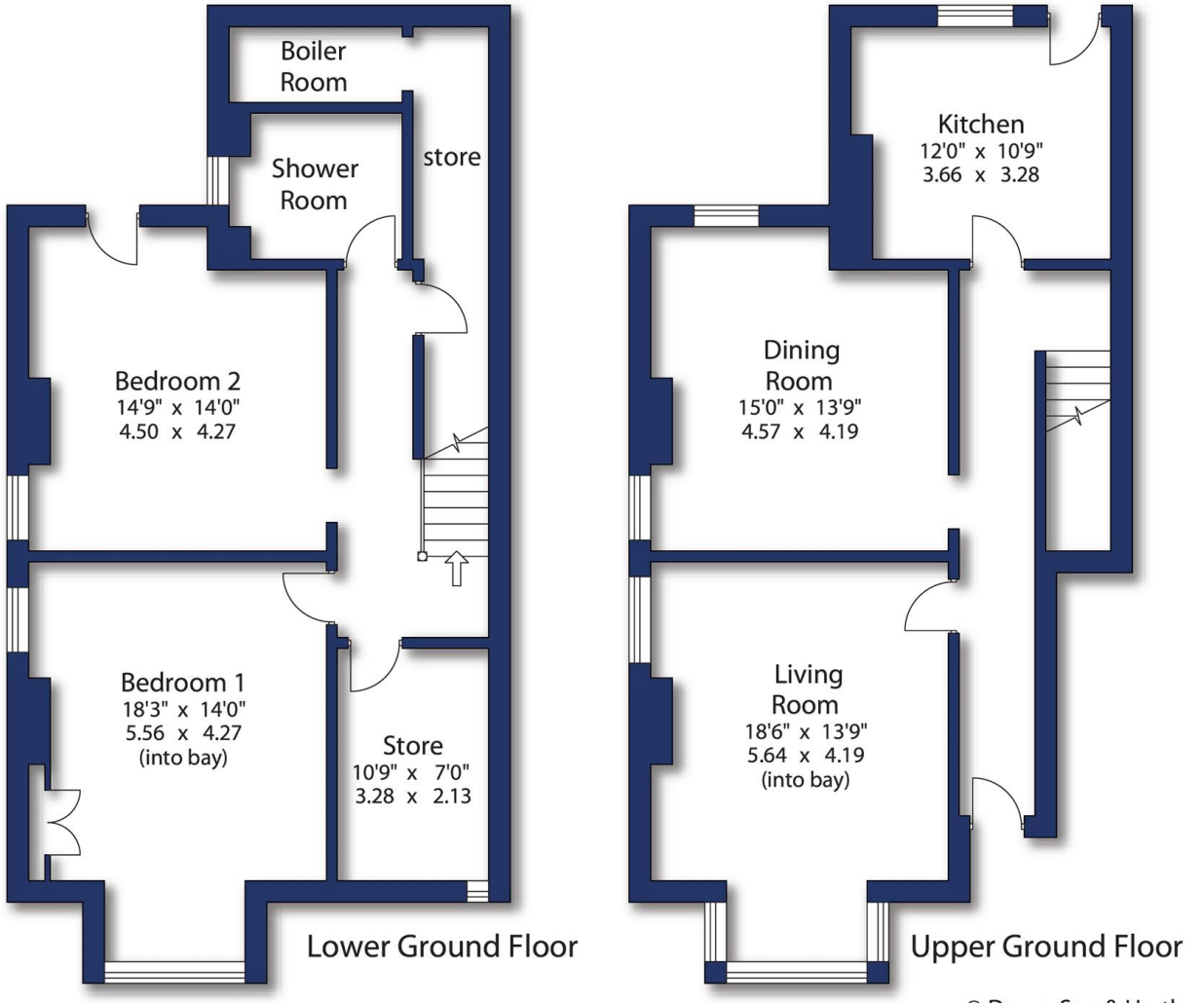
Referral fees

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: ILK250152

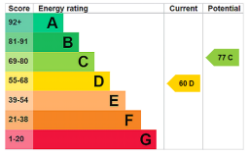




Floorplans



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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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