



## Langbar, 62 Denton Road, Ilkley

Enjoying a fantastic position in the prestigious area of Middleton and within convenient walking distance over the river to Ilkley is this individually designed family home providing spacious and flexible accommodation set within a largely level plot, enjoying a south westerly aspect, and excellent levels of privacy.

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

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## Langbar, 62 Denton Road, Ilkley, West Yorkshire, LS29 0DA

Harrogate 18 miles, Skipton 10.5 miles, Leeds 18.5 miles (all distances approximate)

**Guide Price: £1,050,000**

### Accommodation Summary

Ground Floor: Entrance Hall; Sitting Room; Dining Kitchen; Snug; Shower Room and Utility Room.

First Floor: Primary Bedroom with En-Suite and Balcony; three further Bedrooms and House Bathroom.

### General Remarks

Enjoying a largely level plot with a south westerly outlook, conveniently located within the highly desirable area of Middleton with a wider variety of amenities and transport links found within Ilkley itself, which is within comfortable walking distance via pedestrian access over the Old Pack Horse Bridge.

The accommodation arranged over three floors includes an entrance hall, snug, generous sitting room with views out to the garden, a dining kitchen, good size utility leading to a shower room with WC. To the first floor there is a principal bedroom with en-suite facilities, access to a small balcony providing some fantastic far-reaching views towards Ilkley and Addingham Moorside. To this floor are three further double bedrooms and house bathroom. Steps lead up to a second floor loft area.

To the outside, a driveway provides ample off-street parking and access to a large undercroft storage space, whilst to the western and southern aspects there is a paved seating area leading onto a good size level lawn - all enjoying a good level of privacy.



Middleton has long been regarded as Ilkley's prime residential area, its history going back to the release of land by the Myddleton family towards the end of the 19th Century. Home to substantial period properties within leafy private gardens, Middleton also plays host to the town's popular lido and pool as well as the cricket and rugby clubs. These and the town's central amenities are just a short walk away.

Central Ilkley is renowned for its first-class shopping environment where 'High Street' stores rub shoulders with a colourful mix of independent shops. There are comprehensive dining opportunities, from fine dining to family favourites, along with a local cinema, theatre and The Winter Gardens which regularly host popular performances. The town is blessed with highly regarded schools, although a number of private schools for children of all ages are within comfortable travelling distance.

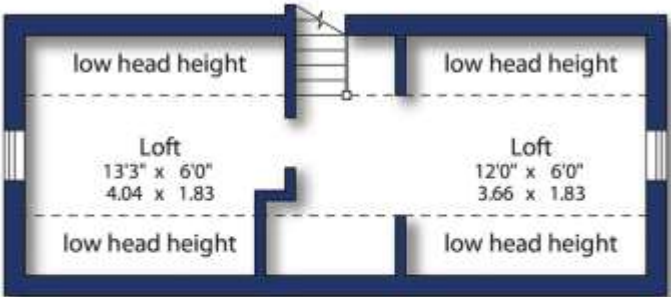
Ilkley is set in the heart of Wharfedale, renowned for some of the region's finest countryside which offers many an opportunity for rural pursuits, challenging walks, mountain and road cycling. For the commuter the town has excellent rail services into both Leeds and Bradford, and from the former there are frequent services throughout the day to London King's Cross. Leeds Bradford International Airport is just some 10 miles distant.



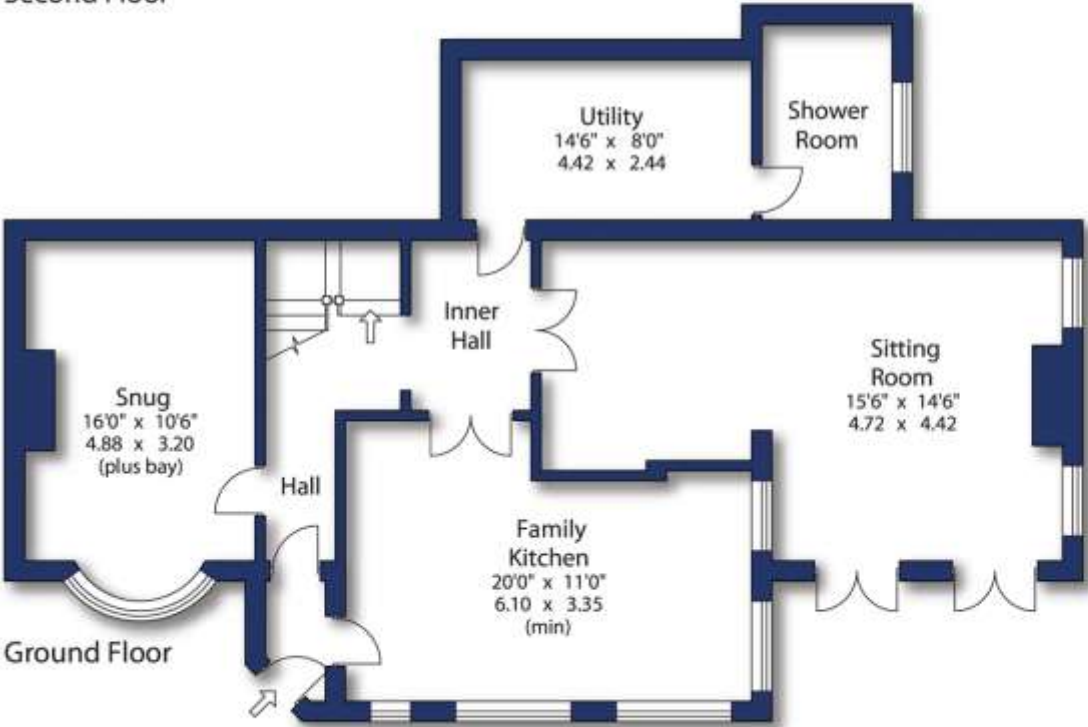




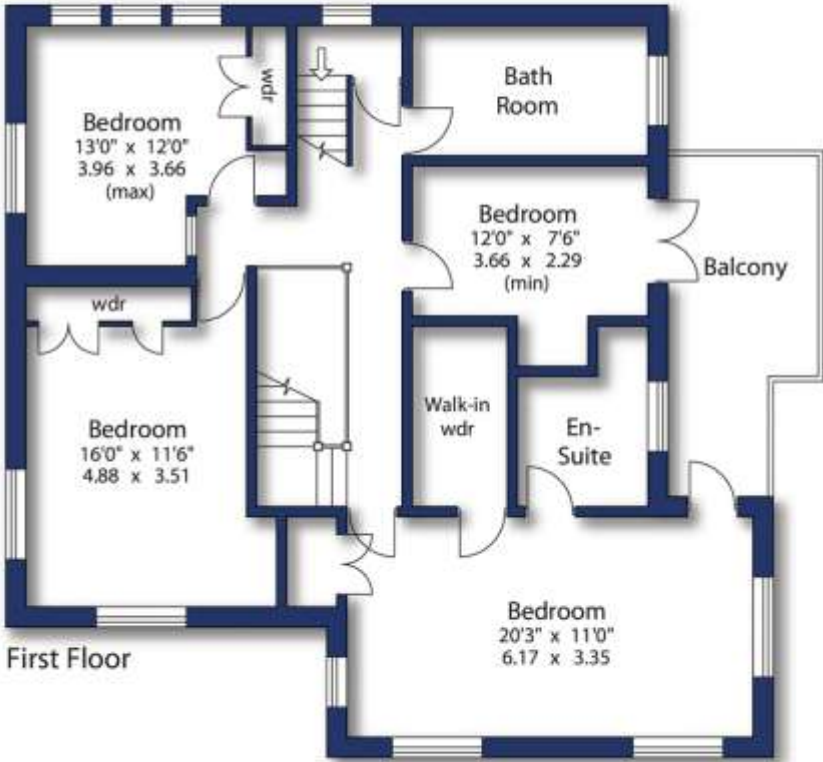
Floorplans



Second Floor



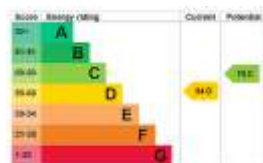
Ground Floor



First Floor



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## Directions

From our office in the centre of town proceed down Brook Street and continue ahead through the main traffic lights and cross over the main river bridge. Turning left onto Denton Road going past the central island, continue around the corner onto Langbar Road where the property will be found almost immediately on the right-hand side, identified by a Dacre, Son & Hartley for sale board. What3Words: teaching.little.iterative

## Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council
- Council Tax Band is currently G

## Tenure, Services & Parking

- Freehold
- Please note: the loft area rooms found to the second floor do not have a building regulation certification.
- The property is located within the Middleton conservation area.
- Tree preservation orders are in place at the property.
- All mains services are installed. Gas-fired central heating and wood burning stove.
- Garage and off-street parking. EV charging point

## 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.

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