



5 Mount Pleasant, Ilkley

An exceptional, five bedroom, character home that has been extensively renovated to offer spacious and beautifully appointed accommodation on this desirable and convenient location, with the advantage of a front and large rear garden, off street parking and garage. Viewing is essential to fully appreciate the accommodation on offer.

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

Tel: 01943 600655

Email: ilkley@dacres.co.uk

dacres.co.uk





5 Mount Pleasant, Ilkley, West Yorkshire, LS29 8TW

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

Guide Price: £775,000

Accommodation

Ground Floor: open plan Reception Room with Living and Dining areas; Store Cupboard.

Lower Ground Floor: Living Kitchen; Cloakroom/WC.

First Floor: Master Bedroom with Ensuite Shower Room; Double Bedroom; House Bathroom.

Second Floor: two Double Bedrooms; Single Bedroom; Shower Room.

General Remarks

It is essential that the property is viewed internally to fully appreciate this tastefully presented home that has been finished to the highest of standards throughout whilst retaining much of the property's original charm and character. The accommodation, planned over four storeys, includes to the ground floor an entrance hall, fabulous open plan reception room with living and dining areas, with bay window to the front, and Juliet balcony to the rear with views over the garden. To this level there is also a useful store cupboard.

Stairs lead down to a most impressive lower ground floor, open plan living kitchen area featuring a contemporary fitted kitchen and French doors opening onto the rear decked seating area and garden beyond. There is also the convenience of a cloakroom/WC to this level, with large cupboard housing the boiler.

To the first floor is the master bedroom with bay window and luxury en-suite shower room, a further double bedroom and house bathroom, whilst to the second floor are two double bedrooms and a single bedroom, along with a modern fitted shower room.



To the outside, the property has a low maintenance garden to the immediate frontage with off street parking found opposite the property, across the shared private access road. To the rear is an enclosed, westerly facing garden with decked seating area and lawn. The property benefits from a single garage with electric roller shutter door, providing additional off street parking and good levels of storage - certainly a rare feature for this style of property.

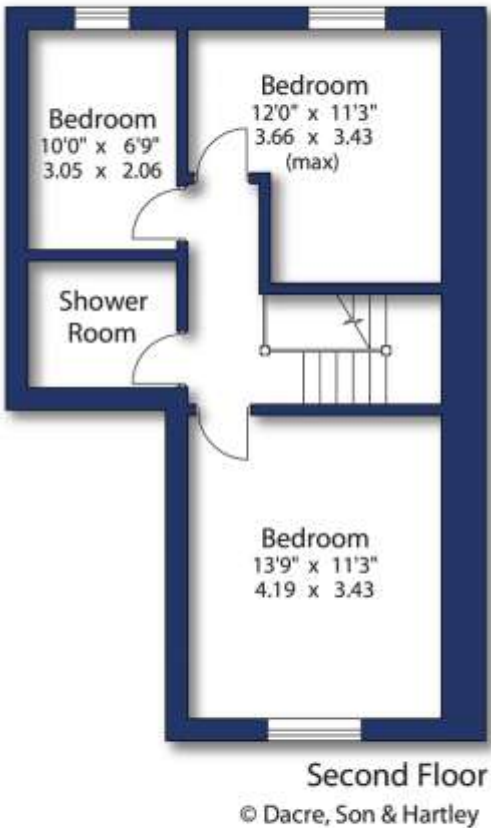
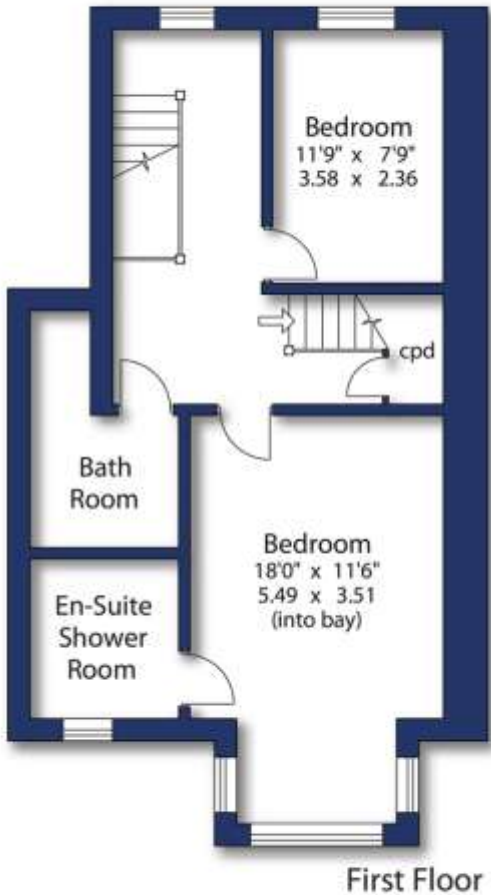
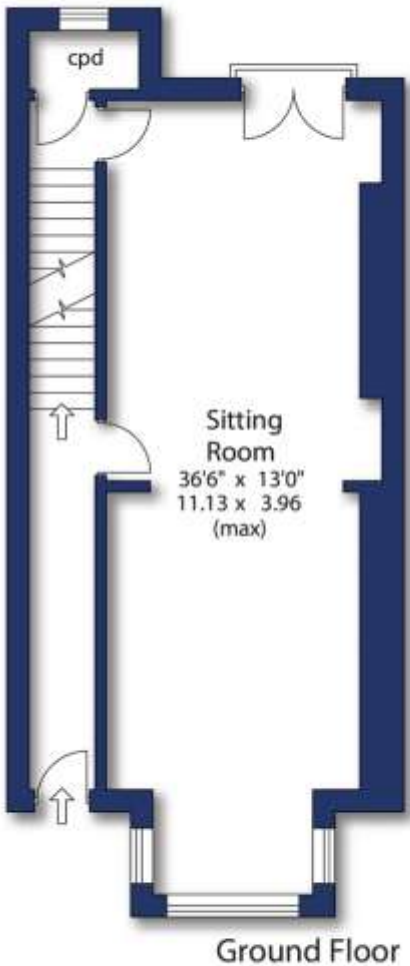
Mount Pleasant occupies a convenient setting just a few hundred yards walk from Ilkley's town centre which is home to a first class shopping environment, cultural and community amenities, whilst a broad choice of restaurants and wine bars caters for a busy social round. The town is well positioned for the commuter with good road access into the region's business centres, whilst from the town centre 'Metro' railway station there are frequent services throughout the day into the local cities of Leeds and Bradford. Delightful open countryside surrounds the town and offers many an opportunity for rural pursuits.





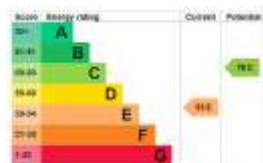


Floorplans





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.



Directions

From our offices in the centre of town proceed past the railway station to the mini roundabout and turn right onto Cow Pasture Road. Drive up the hill for 300 yards or so and Mount Pleasant will be seen to the right. The property can be found on the right hand side.

What3Words: propelled.insisting.fingertip

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Shared private roads to front and rear of the property.
- The property is located within the Ilkley conservation area.
- All mains services are installed. Gas-fired central heating and open fire.
- Off street parking and single garage.

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: ILK190751

