



23 Bridge Lane, Ilkley

Enjoying a fabulous location only a short walk to Ilkley town centre combined with some stunning elevated views across Ilkley Park and beyond, is this most attractive, stone-built character property providing spacious accommodation planned over three floors with the added convenience of a cellar and south-westerly facing courtyard garden to the rear.

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

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23 Bridge Lane, Ilkley, West Yorkshire, LS29 9EU

Harrogate 17 miles, Skipton 10 miles, Leeds 18 miles (all distances approximate)

Guide Price: £550,000

- Elevated views across Ilkley Park
- Convenient location
- Character home
- Spacious accommodation
- NO CHAIN



General remarks

Enjoying a wonderful open aspect with elevated views across Ilkley Park towards the River Wharfe and yet only a short walk into Ilkley town centre is this spacious character home with front and rear gardens.

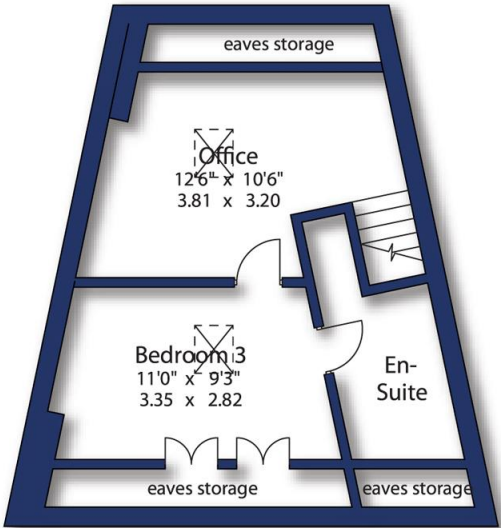
The accommodation, arranged over three floors, includes to the ground floor: a welcoming entrance hall, good-sized sitting room with bay window and wood burning stove, dining kitchen and access to a useful cellar. To the first floor are two spacious double bedrooms and a modern house bathroom, whilst to the second floor there is a further double bedroom with ensuite shower room and an office room with useful under-eaves storage.

To the front of the property, set back from the road, is a manageable fore-garden with planted beds and paved seating area and steps leading to the front door, whilst to the rear there is a low-maintenance garden enjoying a south-westerly aspect.

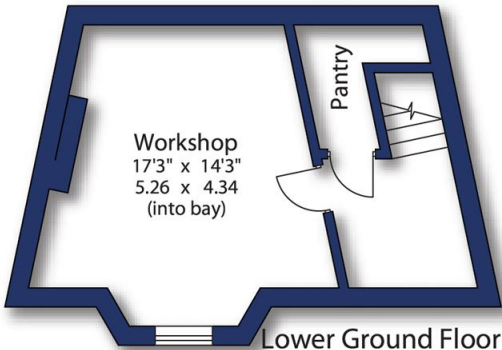
Bridge Lane forms part of a highly regarded residential neighbourhood of Victorian housing within a Conservation Area and enjoys a very convenient location between the town centre and the riverside park. As a place in which to live Ilkley requires little introduction, occupying a lovely setting amidst the unspoilt open countryside of the Wharfe Valley and providing a highly desirable living environment.

The town offers a comprehensive range of retail, social and recreational amenities with a number of sports clubs, popular wine bars and restaurants, well regarded schooling and many other social amenities. The surrounding countryside and rugged moors offer many an opportunity for rural pursuits. For those who need to travel the town has good road access into the regions business centres, whilst from Ilkley's central railway station there are frequent services throughout the day into the local cities of Leeds and Bradford.

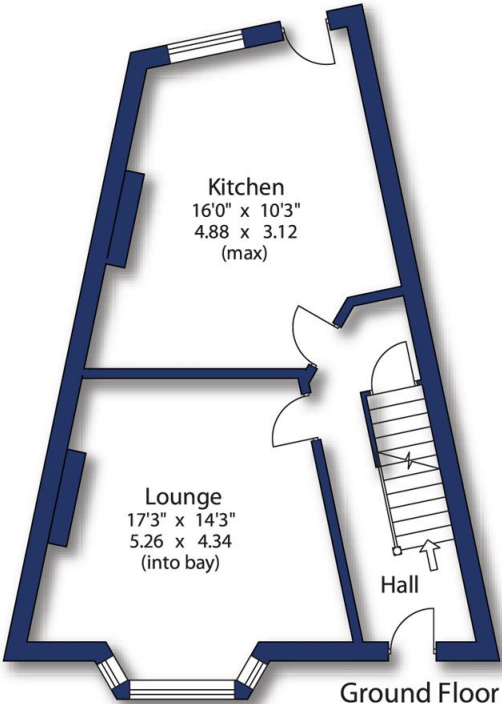
Floorplans



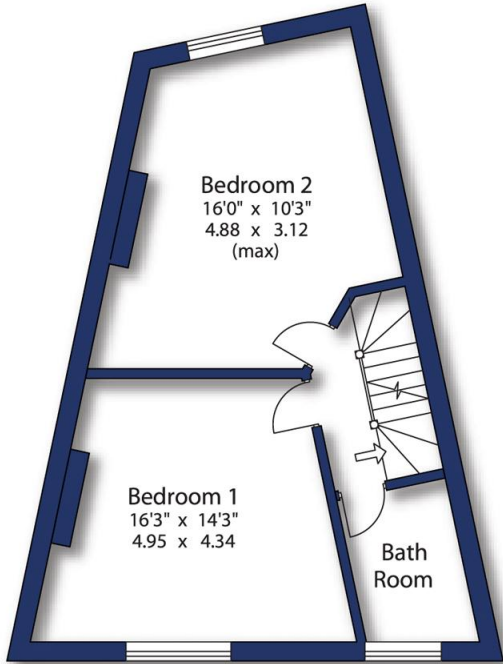
Second Floor



Lower Ground Floor



Ground Floor



First Floor

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Mortgage
Advice Bureau

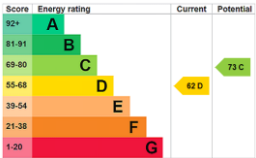
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Dacres Surveys

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01943 885 400

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Contact us



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Directions

From our office in the centre of town proceed to the traffic lights and turn left. Continue ahead crossing over the pelican crossing and then turn right immediately opposite The Box Tree restaurant onto Bridge Lane. Follow the road down and around with the park on the right hand side. Shortly after the turning to Lister Street on the left, the property will be found to the left hand side.

What3Words: stability.monitors.exporters

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- The property is located within the Ilkley conservation area.
- All mains services installed with gas fired central heating and wood burning stove.
- On street residents' permit parking available for two vehicles plus one visitor's permit available from Bradford Council.

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: ILK220285