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Mill Hill House, 345 Leeds Road, Ilkley

An attractive and substantial period home that has been thoughtfully and significantly improved to provide most appealing and flexible accommodation, set within large private gardens with beautiful elevated rural views and direct access to the River Wharfe, all discreetly positioned in this convenient location.

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Mill Hill House, 345 Leeds Road, Ilkley, West Yorkshire, LS29 8NF

Skipton 11 miles, Harrogate 16 miles, Leeds 16 miles (all distances approximate)

Guide Price: £1,050,000

Accommodation

Ground Floor: Entrance Hall; Cloakroom; Boot Room; Utility; Dining Kitchen; Sitting Room; Dining Room; Family Room.

First Floor: Master Bedroom Suite with Ensuite Bathroom; five further Bedrooms – one with Ensuite Shower Room; House Bathroom.

General Remarks

Having undergone extensive renovation and remodelling, this stunning period property now provides accommodation perfectly suited to modern day living with a flexible layout that is sure to appeal to a wide range of purchasers. Viewing is essential to appreciate the fabulous accommodation, gardens, views and privacy this property has to offer.

The accommodation is arranged over two floors and includes to the ground floor an impressive and welcoming entrance hall with cloakroom, boot room and utility room off, a light and airy modern fitted dining living kitchen with views and direct access to the garden via large patio doors, a formal sitting room, and separate dining room – both with delightful garden views. Also on this level, to the front of the property, there is a large family room with external double doors which has the potential for use as an annex or office accommodation.

To the first floor there is an impressive master bedroom suite with an ensuite bathroom of generous proportions and Juliet balcony providing elevated views over the garden, River Wharfe and countryside beyond. Also to the upper floor are a further five bedrooms of varying sizes, one of which has an ensuite shower room, as well as a modern house bathroom.



Mill Hill House is discreetly positioned behind electric gates which provide excellent levels of security and open onto a driveway providing ample off street parking and direct access to a detached garage. The generous landscaped gardens wrap around the property and offer a variety of outdoor entertainment space, seating areas, planted borders and lawn. The property title adjoins the River Wharfe and has the rare advantage of private river access with steps leading down to the riverside.

The former Victorian spa town of Ilkley is well-known for its bustling town centre with its excellent retail, recreational and social facilities including healthcare, a cinema, theatre, the popular Winter Gardens, and a colourful array of independent and 'high street' stores. Sports clubs cater for numerous activities including swimming, cricket, rugby and golf, whilst the beautiful surrounding countryside of Wharfedale offers many an opportunity for rural pursuits, challenging walks, mountain and road cycling.

The town is ideally placed for the commuter with frequent connections throughout the day from Ilkley's railway station into the local cities of Leeds and Bradford. There are frequent onward connections from the former to London Kings Cross, meaning an early start in the capital is a realistic prospect. Leeds Bradford International Airport is just 10 miles away, whilst the region's road networks also provide ready access towards Harrogate and the A1 beyond, whilst to the west the M65 can be joined at Colne.













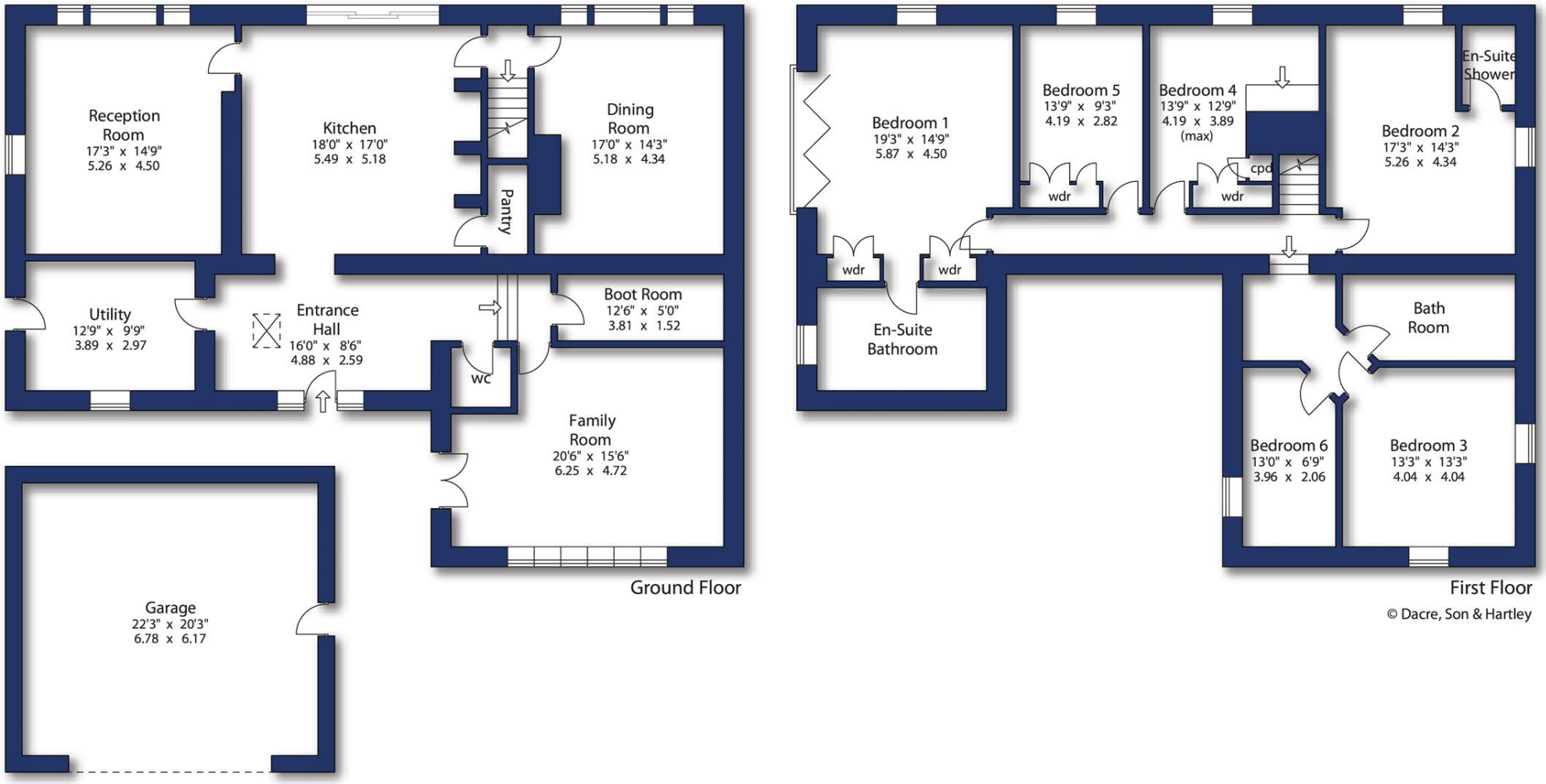





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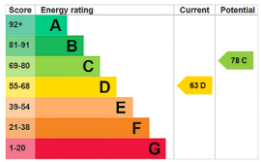
Floorplans



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Contact us
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Directions

From the traffic lights in Ilkley town centre proceed in an Easterly direction along the A65 Leeds Road. Continue past Booths Supermarket on the right hand side and Ashlands Primary School. Continue along Leeds Road past Texaco filling station and Lavender Laundry and the property is located shortly after on the left hand side. What3Words shower.mint.rural

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Tree preservation order is in place at the property.
- All mains services are installed with gas-fired central heating and wood burning stove.
- Gated driveway parking and detached 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.

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