DACRE, SON & HARTLEY
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OVER 200 YEARS OF YORKSHIRE PROPERTY



16 Colbert Avenue, Ilkley

An immaculately appointed and substantially extended four bedroom, two bathroom family home featuring an impressive open plan living dining area and principal bedroom in a convenient location within walking distance of Ben Rhydding train station.

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16 Colbert Avenue, Ilkley, West Yorkshire, LS29 8LU

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

Guide Price: £429,950

- Thoughtfully extended
- Separate sitting room
- Generous living dining kitchen area with doors opening to the rear decking and garden
- Good sized bedrooms
- Main bedroom with ensuite
- Utility room and WC
- Integral garage
- Off street parking for two cars







General remarks

Located within convenient walking distance of Ben Rhydding train station is this well-appointed and much improved extended family home that offers deceptively spacious accommodation arranged over two floors. The accommodation in brief includes an entrance hall, sitting room, a particularly generous open plan living dining kitchen space which then leads to a separate utility WC and integral garage. To the first floor the main bedroom is of a good proportion and has its own ensuite, there are three further good-sized bedrooms, two of which are doubles and a modern house bathroom. To the outside there is off street parking for two cars whilst to the rear there is a landscaped garden featuring a raised decking area that provides excellent outside entertaining space that steps down to a patio seating area and lawn with outdoor kitchen.

Colbert Avenue is situated just off the A65 Leeds Road, approximately midway between the centres of Ilkley and Ben Rhydding. Ashlands Primary School is nearby and there are a number of local shops in the neighbourhood. Ilkley town centre with its wider range of shops, restaurants and general amenities is circa 1 mile distant. Railway stations are available at both Ilkley and Ben Rhydding which provide regular commuter rail services to Leeds / Bradford city centres. Bus services are also available nearby to surrounding towns. Ilkley has popular schools for all ages and a wide variety of sporting, recreational and cultural facilities and there are pleasant walks to be enjoyed through the woodland, countryside and moorland surrounding the town.

Floorplans



Ground Floor

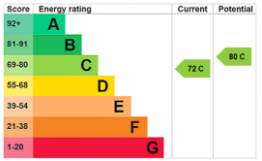
First Floor

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Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

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Contact us

01943 600655

ilkley@dacres.co.uk

Directions

From the traffic lights in Ilkley town centre travelling in an easterly direction along the A65 Leeds Road, continue past Booths supermarket and Ashlands Primary School. Just after the zebra crossing turn right onto Colbert Avenue, the property is located on the right hand side and is identified by a Dacre, Son & Hartley For Sale board.

What3Words: hung.worm.confining

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- All mains services are installed. Gas-fired central heating.
- Off street driveway parking for two cars and integral 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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