



15 Darkwood Croft, The Street, Addingham, Ilkley

Located at the head of this small cul-de-sac within Addingham village is this deceptively spacious and tastefully appointed family home, offering generous accommodation that includes five bedrooms and study, stunning open plan living dining kitchen space with direct access to the beautiful, landscaped garden, and also having the convenience of an integral double garage.

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Skipton 6 miles, Harrogate 19 miles, Leeds 21 miles (all distances approximate)

Guide Price: £895,000

Accommodation

Ground Floor: Entrance Hall; Utility; Cloakroom WC; Sitting Room; Dining Living Kitchen; access to Integral Double Garage.

First Floor: Principal Bedroom Suite with Ensuite Shower Room and Dressing Room; two further Double Bedrooms; Ensuite Shower Room; Study; House Bathroom.

Second Floor: two Double Bedrooms; Shower Room.

General Remarks

This fantastic family home has been much improved by the current owners to provide an exceptionally well-presented property offering deceptively spacious accommodation arranged over three floors, at the head of this appealing cul-de-sac.

The accommodation in brief includes an entrance hall with utility and cloakroom WC, large sitting room with direct access to the terrace and rear garden beyond, an impressive dining living kitchen with hand-built kitchen units and substantial central island, also having direct access to the rear garden. The integral double garage can be accessed from the entrance hallway.

To the first floor the master suite is generous in size and benefits from a luxury en-suite shower room and dressing room. Also to this level are two further double bedrooms, one being en-suite, a study and luxury house bathroom. To the second floor are two further double bedrooms and modern shower room.



The property's living spaces have direct access to a most attractive landscaped garden featuring a variety of planted and seating areas, all enjoying a south-westerly aspect. The property also benefits from a private driveway providing off street parking and access to the integral double garage.

The village of Addingham enjoys a delightful setting on the southern bank of the River Wharfe and is to be found just a few miles drive from Ilkley and is equally accessible to The Duke of Devonshire's Bolton Abbey Estate and the Yorkshire Dales National Park. The village retains a broad range of everyday amenities including a primary school, medical services, sports clubs and a number of pubs/restaurants. Public transport connects with nearby Ilkley – the former Victorian Spa town offering a colourful shopping environment complimented by excellent recreational and social amenities including a cinema, theatre, and the popular Winter Gardens. The town also has its own 'Metro' railway station from where there are frequent services throughout the day into the local cities of Leeds and Bradford.



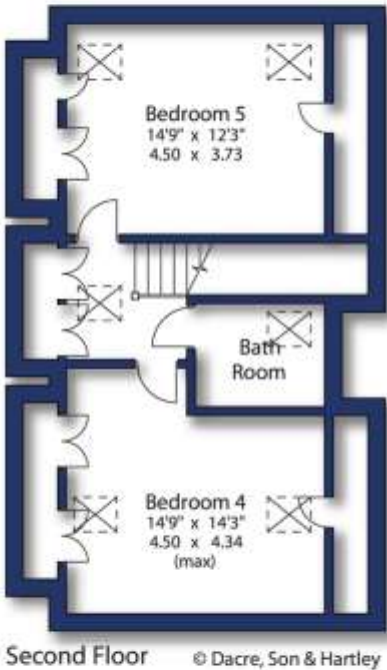
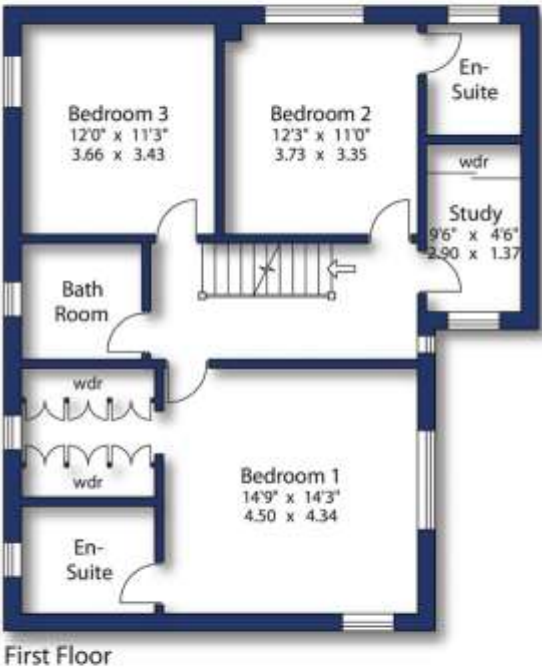
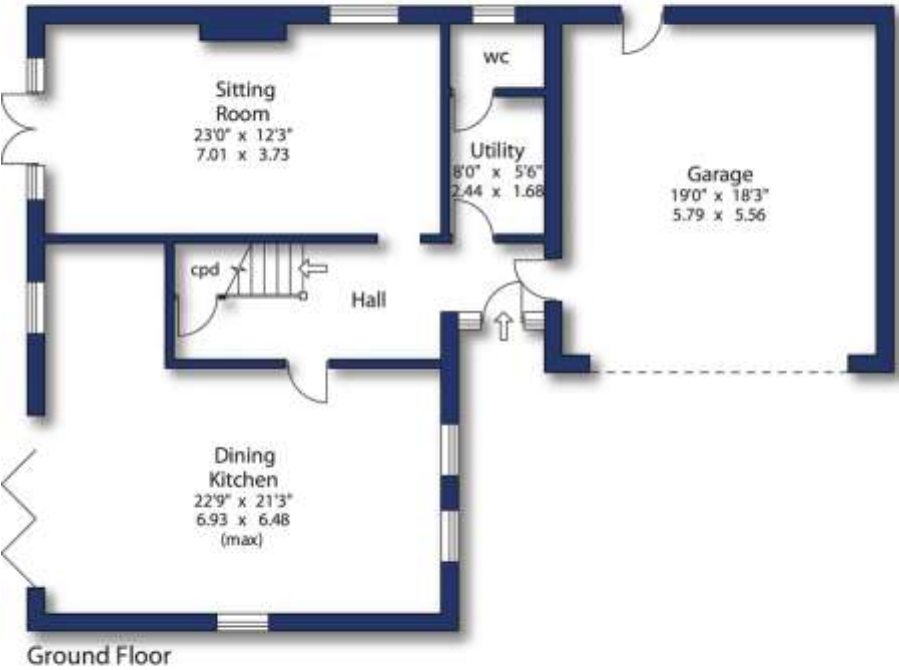






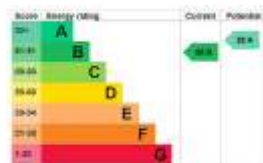


Floorplans





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Directions

If entering Addingham from Ilkley, proceed through the village centre turning left onto Silsden Road directly opposite the Craven Heifer public house. Take the next left hand turn onto Big Meadow Drive, then the first right onto Browsfield Road and then turn right onto Stamp Hill Close. After the bend turn left onto The Street and left onto Darkwood Croft where the property will be seen at the head of the cul-de-sac. What3Words gravel.joints.shining

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- All mains services are installed. Gas-fired central heating supplemented by wood burning stove and underfloor heating.
- Garage and off street driveway parking.
- Please note there is a public footpath along the external perimeter of the garden (outside the fence).

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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