



29 Valley Drive, Ilkley

This beautifully presented and extensively renovated three bedroom, semi detached family home, offers spacious and versatile accommodation in a highly convenient Ilkley location. Featuring an extended modern dining kitchen, two reception rooms, utility room, downstairs WC, three bedrooms and a luxury bathroom, the property also benefits from off-street parking and a generous rear garden.

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

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29 Valley Drive, Ilkley, West Yorkshire, LS29 8NL

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

Asking Price: £385,000

- Beautifully presented three-bedroom semi-detached family home
- Extensively renovated and thoughtfully extended throughout
- Modern, extended dining kitchen, utility room and downstairs WC
- Two spacious reception rooms, including a sitting room with feature stove
- Large rear garden with lawn, decking and established planted borders
- Excellent location close to schools, Ilkley town centre and commuter transport links



General Remarks

A beautifully presented and thoughtfully extended three bedroom semi-detached family home, occupying a generous plot with a large rear garden. Ideally situated in this popular and convenient location, the property is within a short walk of two primary schools and Ilkley town centre, with its excellent range of amenities and superb transport links.

This impressive family home has undergone extensive renovation and offers spacious, versatile accommodation arranged over two floors. The ground floor comprises a welcoming entrance hall, a superb extended modern dining kitchen, separate utility room and downstairs WC. There is also a generous sitting room featuring a woodburning stove, together with an additional reception room that would make an ideal playroom, snug or home office.

To the first floor are two well proportioned double bedrooms, a good sized single bedroom and a modern house bathroom, providing comfortable accommodation for a growing family.

Externally, the property benefits from off street parking to the front, while the rear boasts a particularly large and attractive garden, predominantly laid to lawn, with a decked seating area

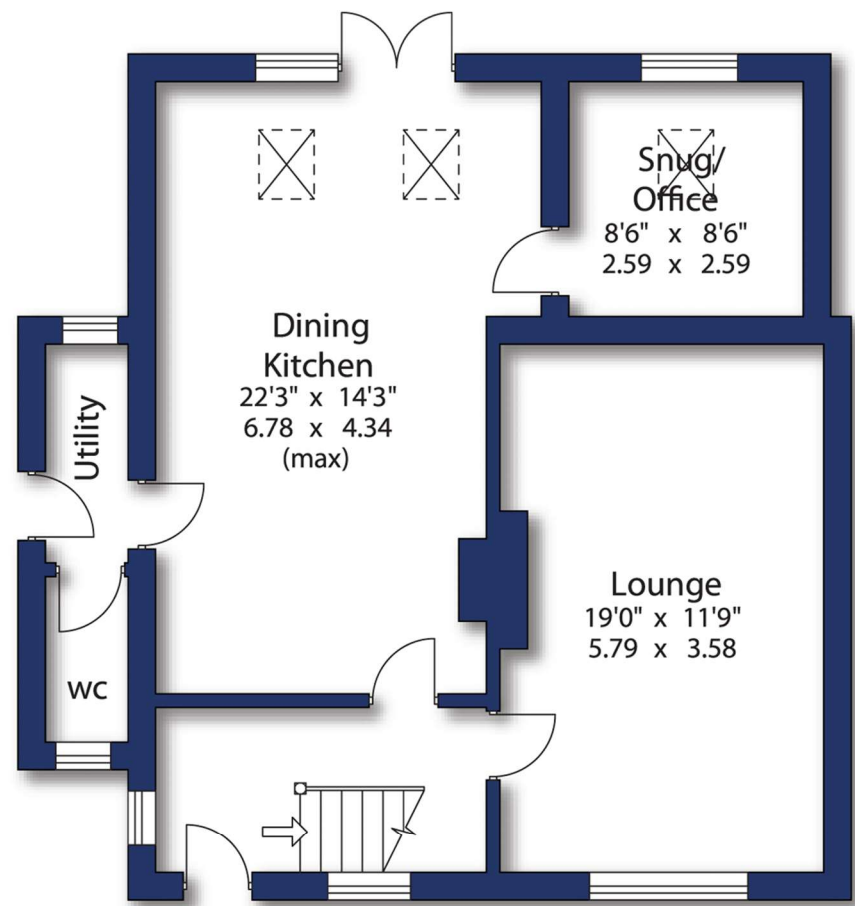
and well-established planted borders. The garden provides an excellent space for outdoor entertaining, children to play and family enjoyment.

The property is ideally positioned close to local primary schools, while Ilkley town centre is readily accessible on foot and offers a superb selection of independent shops, restaurants, cafés and everyday amenities.

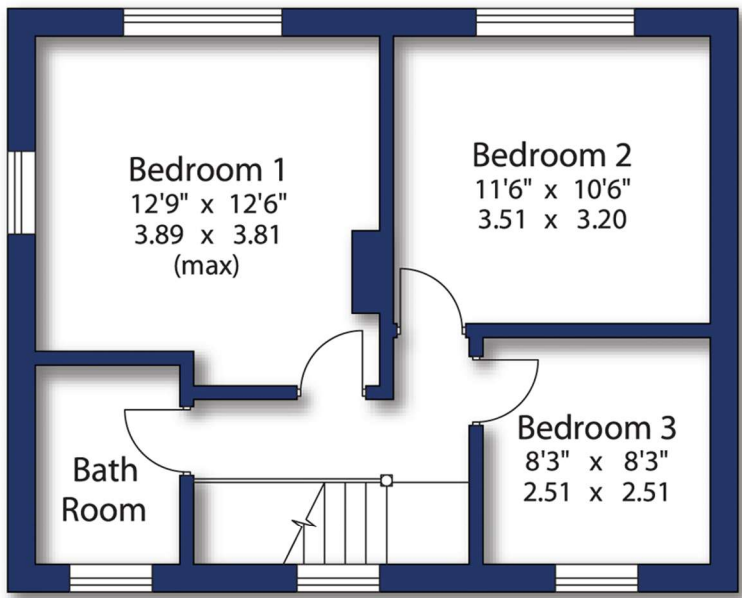
For commuters, regular rail services operate from both Ilkley and nearby Ben Rhydding station, providing links to Leeds and Bradford city centres, while local bus services connect the surrounding towns and villages.

Ilkley itself is set within the magnificent Wharfe Valley countryside and is widely regarded as an excellent place to live, combining convenient commuter links with a wealth of sporting, recreational and cultural opportunities. The surrounding countryside, woodland and moorland provide numerous opportunities for walking and outdoor pursuits, while the stunning Yorkshire Dales National Park lies approximately six miles from the town.

Floorplans



Ground Floor



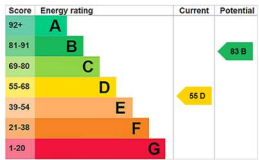
First Floor

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01943 885 400

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Contact us



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Directions

From the Dacre, Son and Hartley Ilkley office proceed down Brook Street taking the first right onto Railway Road. At the end of Railway Road turn right onto Valley Drive passed Sacred Heart primary school where the property will be found after a short distance on the left hand side

What3Words: canal.thrilled.lure

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band is currently C

Tenure, Services & Parking

- Freehold
- All mains services are installed. Gas-fired central heating.
- Off-street driveway parking.

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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