



2 Premiere Park, Ilkley

Set within this prestigious area to the western side of Ilkley, only a moment's walk from stunning countryside walks, is this spacious and well-planned three bedroom bungalow with integral garage and mature gardens.

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

Tel: 01943 600655

Email: ilkley@dacres.co.uk

dacres.co.uk





2 Premiere Park, Ilkley, West Yorkshire, LS29 9RQ

Skipton 10 miles, Leeds 19 miles, Harrogate 20 miles (all distances approximate)

Guide Price: £840,000

Accommodation

Ground Floor: generous Reception Hall with storage cupboard; large Sitting Room with terrace access; Breakfast Kitchen that opens to Utility Room; WC and integral Garage; Dining Room with terrace access; Primary Bedroom with en-suite; two further double Bedrooms, one with fitted wardrobes and House Bathroom with three piece suite.

Outside: delightful landscaped gardens with terrace, extensive planting and woodland. Driveway parking and integral garage.

General Remarks

Set in this fantastic location with open countryside nearby and stunning walks up Heber's Ghyll on the doorstep, is this purpose built, generously proportioned, three bedroom detached bungalow, with generous private gardens backing onto mature woodland.

The well-presented accommodation, arranged over one level, extends to approximately 1470 sq ft, provides an ideal opportunity for anybody wishing to modernise a property to their own requirements.

Accommodation includes to the ground floor, a generous and welcoming entrance hall, breakfast kitchen through to a utility room and in turn WC and integral garage. There is also a separate dining room with patio doors to the rear garden, a very good-sized sitting room, with a fireplace and access to the garden, house bathroom, and three good-sized bedrooms with the primary bedroom having an en-suite shower room.



To the outside, the property has a good-sized garden frontage, with a driveway providing access to the garage and ample off-street parking, whilst to the rear and enjoying a southerly aspect, is a paved seating area with pathway leading to a mature garden that provides some elevated views across the valley.

Premiere Park has long been regarded as one of Ilkley's most sought-after residential areas, set to the western side of town just a short walk from Hebers Ghyll, with its footpath through the woods onto the moors.

The town centre is around a mile or so distant and is home to a colourful array of independent and 'high street' shops complimented by a broad choice of restaurants, cafes and tearooms. Ilkley provides a highly desirable living environment with excellent community facilities including The Winter Gardens, a theatre and even an independent local cinema. Sports clubs cater for a huge array of interests, whilst the surrounding countryside and rugged moors offer ample opportunity for challenging walks, road and mountain biking.

For the commuter, the town centre station provides frequent services throughout the day into the local cities of Leeds and Bradford, with onwards connections from the former to London Kings Cross.







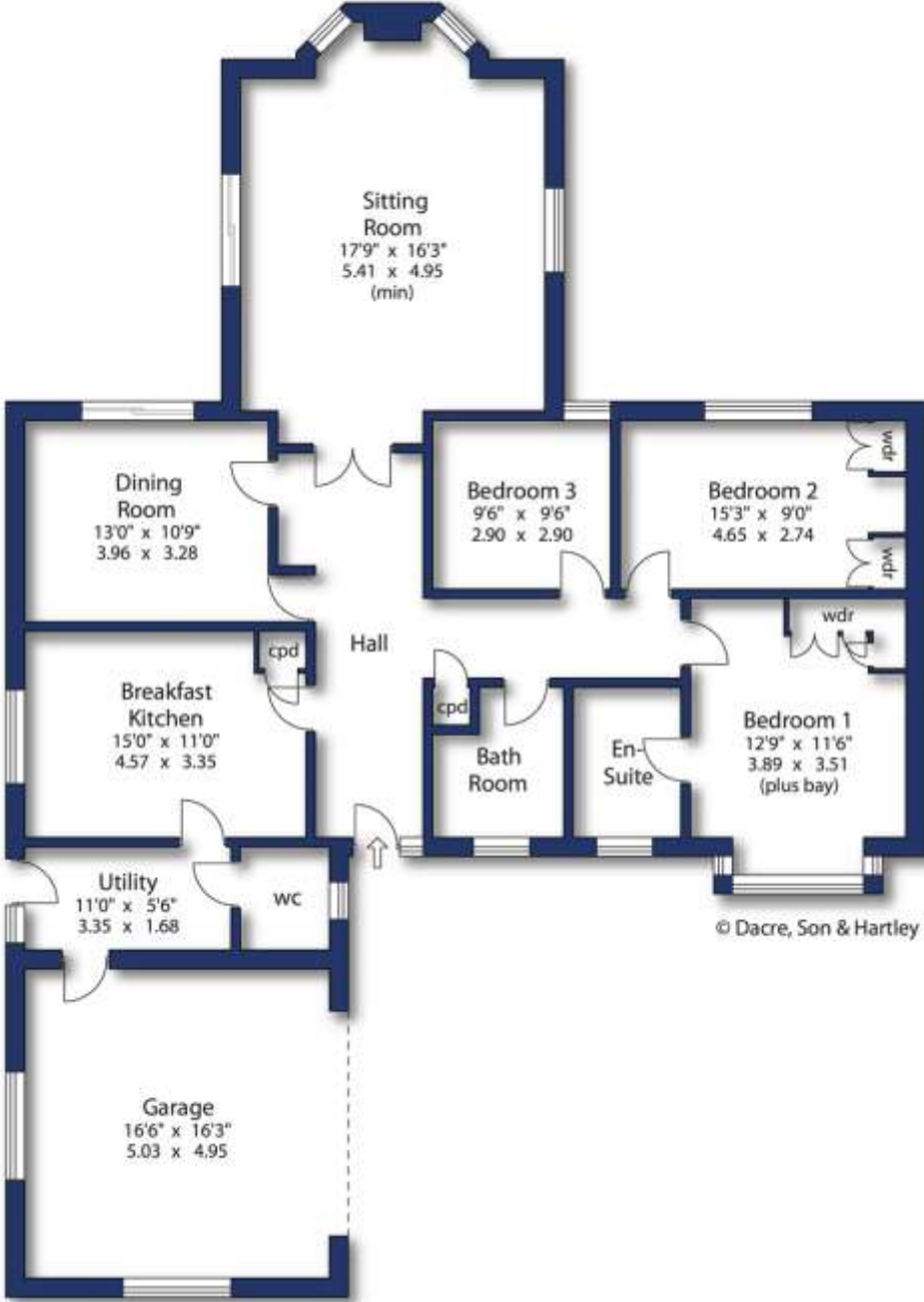


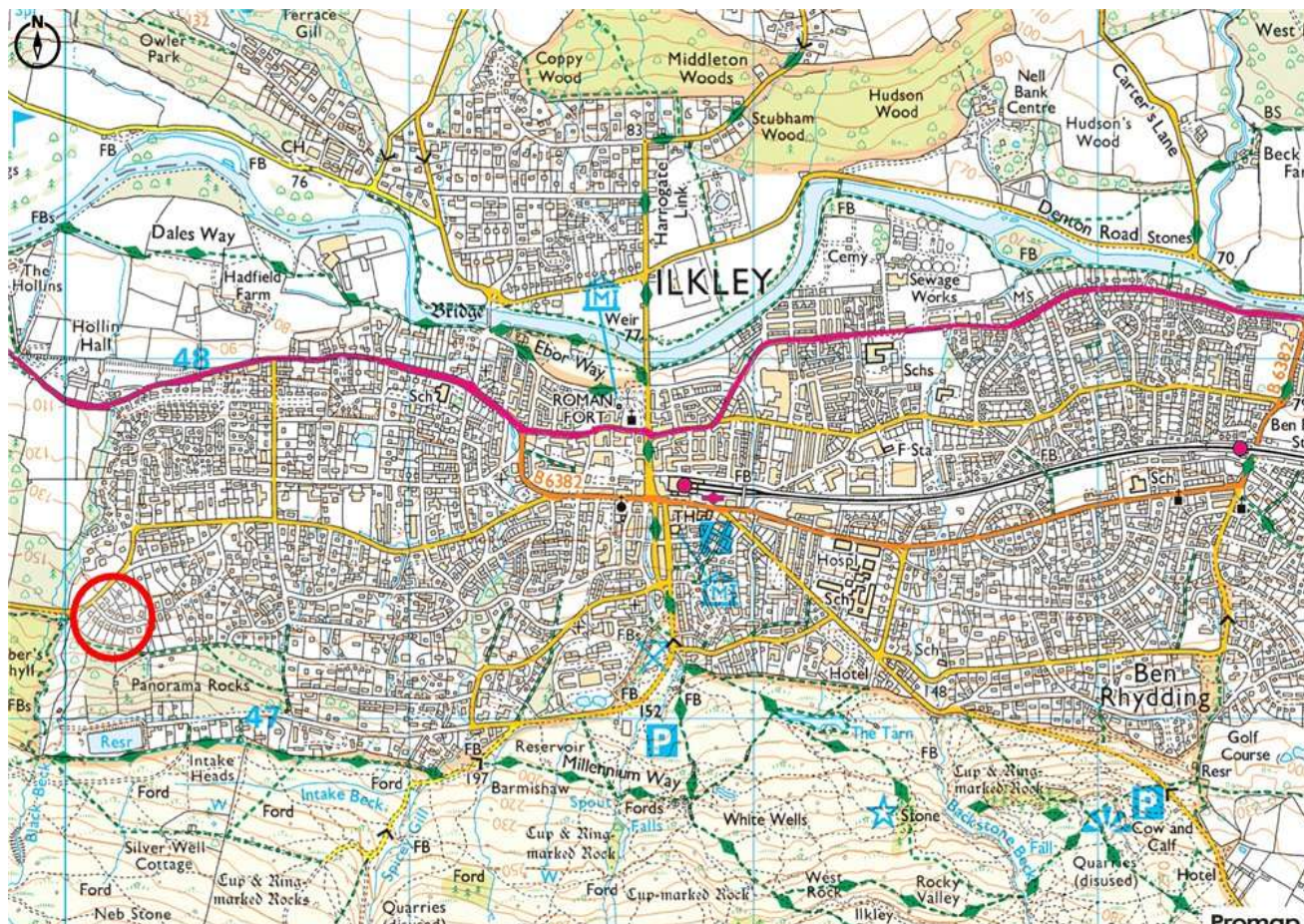






Floorplans





Directions

From our office in the centre of Ilkley, proceed down The Grove and as the road bears to the right continue straight onto Grove Road. Continue ahead and follow Grove Road as it bears to the left. Premiere Park will be seen to the left, with the bungalow, the first property found on the right hand side.

What3Words expressed.rattled.historic

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 installed with gas fired central heating
- Garage and 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. Dacres Ref: ILK260150

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

