



4 Mount Pleasant, Ilkley

An exceptional, four double bedroom, character home that has been extensively renovated to offer spacious and stylishly appointed accommodation on this desirable and convenient location, with the advantage of front and rear gardens, off street parking and garage. Viewing is essential to fully appreciate the accommodation on offer.

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

Tel: 01943 600655

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4 Mount Pleasant, Ilkley, West Yorkshire, LS29 8TW

Skipton 10 miles, Harrogate 18 miles, Leeds 18 miles
(all distances approximate)

Guide Price: £775,000

- Superb, stone built property with charm and character
- Finished to a high standard throughout
- Contemporary open plan living dining kitchen
- Spacious reception rooms
- Four double bedrooms
- Attractive gardens to front and rear
- Off street parking and large single garage



General remarks

It is essential that this appealing character property is viewed to fully appreciate the accommodation on offer. The flexible accommodation is planned over four storeys and includes to the ground floor a welcoming entrance hall, formal sitting room with feature bay window providing excellent levels of natural light, and a rear reception room that would make an ideal study or playroom or snug. To the first floor is a generous master bedroom, a further double bedroom and house bathroom. To the second floor are two double bedrooms. To the lower ground floor is a most impressive open plan living dining kitchen area featuring a contemporary fitted kitchen with bi-folding doors leading out to the rear garden. On a practical level there is also a utility room and separate shower room/WC. Outside, the property has a low maintenance garden to the front with a further garden area found across the private access road providing off street parking spaces. To the rear, the garden enjoys a westerly aspect and a good level of

privacy for a garden of this type. It is of low maintenance design featuring a paved seating area and level garden. Beyond the garden and with vehicular access along a shared access road is a stone built garage - certainly a rare feature for this style of property.

Mount Pleasant occupies a convenient setting just a few hundred yards from Ilkley's town centre which is home to a first class shopping environment, cultural and community amenities, whilst a broad choice of restaurants and wine bars cater for a busy social round. The town is well positioned for the commuter with good road access into the region's business centres, whilst from the town centre railway station there are frequent services throughout the day into the local cities of Leeds and Bradford. Delightful open countryside surrounds the town and offers many an opportunity for rural pursuits.

Floorplans



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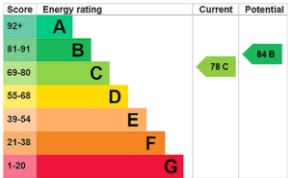
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Contact us



01943 600655



ilkley@dacres.co.uk

Directions

From our offices in the centre of town proceed past the railway station to the mini roundabout and turn right onto Cowpasture Road. Drive up the hill for approximately 300 yards and Mount Pleasant will be seen to the right where the property is located on the right hand side.

What3Words zoned.playoffs.awakening

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- The property is situated within the Ilkley conservation area
- 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](https://www.gov.uk/government/checks/check-for-flooding-in-england)

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 £26.10 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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