DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £489,950

- Appealing cul-de-sac location
- A short walk to the town centre and Ilkley Moor
- Flexible accommodation
- Balcony
- Garage, driveway and EV charging point
- Rear garden

63 Ilkley Hall Park, Ilkley, LS29 9LD

Conveniently positioned on this popular development only a short walk to Ilkley Moor and the town centre with its wide range of amenities is this three bedroom semi-detached house that offers flexible accommodation arranged over three floors with driveway parking, garage, EV charging point and rear garden.

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63 Ilkley Hall Park, Ilkley, LS29 9LD

Harrogate 17.7 miles, Skipton 10 miles, Leeds 17.4 miles (all distances approximate)

General remarks

This appealing development, ideally located for easy access to Ilkley town centre and its many amenities, Ilkley grammar school and the Moor are all only a short walk away. The accommodation, planned over three floors, includes to the ground floor an entrance hall, utility, bedroom three/office, shower room and single garage. To the first floor is a kitchen diner with balcony enjoying some elevated views. There is also a study and good sized sitting room featuring a balcony with views and access to the rear garden. To the second floor are two double bedrooms and a modern house bathroom. To the outside there is driveway parking giving access to the garage, whilst to the rear there is a pleasant, enclosed garden with seating area and lawn.

63 Ilkley Hall Park forms part of a highly regarded development built within the former grounds of Ilkley Hall – a location which whilst away from busy passing traffic is only a few hundred yards walk of Ilkley's central amenities. The former Victorian spa town of Ilkley enjoys a stunning location in the heart of Wharfedale – a position from where there is ready access to many of the region's business and shopping centres, whilst beautiful open countryside is on the 'doorstep'. Ilkley provides a first class living environment with popular shopping amenities, sports clubs and an excellent provision of restaurants, tearooms and wine bars. The town's own 'Metro' railway station offers frequent services throughout the day into the local cities of Leeds and Bradford.

Directions

From our office in the centre of town proceed up Wells Road and after about 400 yards turn left onto Skelda Rise. Skelda Rise runs into Ilkley Hall Park. Proceed along Ilkley Hall Park towards the end of the cul-de-sac where the property will be found on the left hand side.
what3words repair.disgraced.hotels

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- The property is located within the Ilkley conservation area.
- Neighbouring homes have right of access for maintenance.
- All mains services installed with gas fired central heating.
- Garage and off street driveway parking.
- Parking permits are available to purchase from Bradford Metropolitan District Council at a small cost.

Internet & Mobile Coverage

The Ofcom website https://checker.ofcom.org.uk/ shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

Flooding

Check for flooding in England - GOV.UK indicate the long term flood risks for this property are: - Surface Water - Very low; Rivers & the Sea - Very low; Groundwater - Flooding from groundwater is unlikely in this area; Reservoir - Flooding from reservoirs is unlikely in this area.

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.

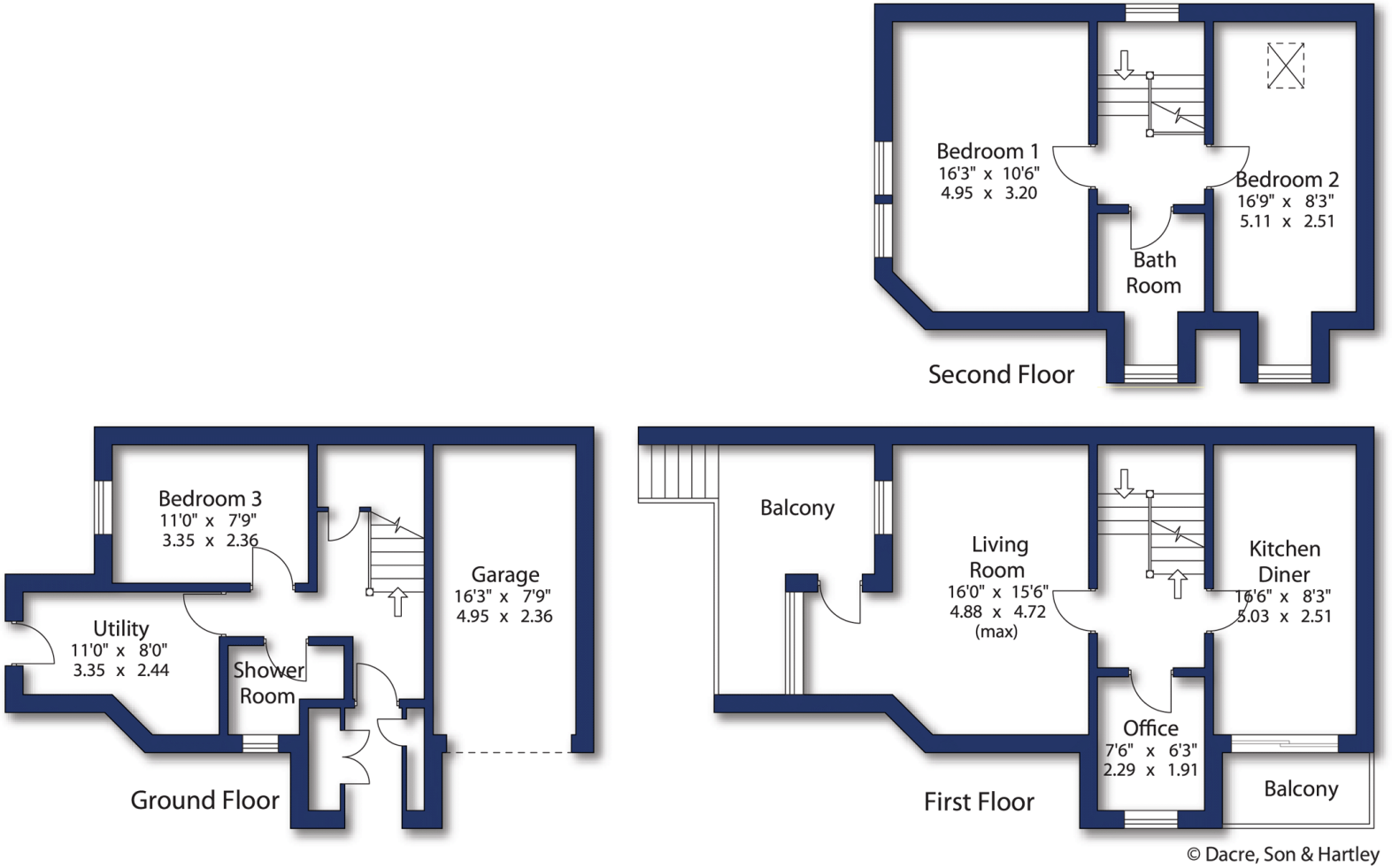
Referral fees

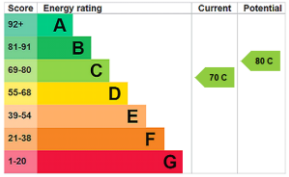
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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. Dacres Ref: ILK210155





Floorplans





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.

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