



15 Clifford Avenue, Ilkley

Located on this exclusive cul-de-sac in the popular residential area of Middleton, within comfortable walking distance of Ilkley park and town centre with its wide range of amenities, is this exceptional detached family home that has been extended to provide generous family accommodation that includes a large open plan living area and impressive master suite, positioned within a large plot with a southerly facing private rear garden.

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

Tel: 01943 600655

Email: ilkley@dacres.co.uk

dacres.co.uk   



15 Clifford Avenue, Ilkley, West Yorkshire, LS29 0AS

Skipton 10.5 miles, Harrogate 17.5 miles, Leeds 17.5 miles (all distances)

Guide Price: £1,295,000

Accommodation

Ground Floor: Entrance Hall; Cloakroom/WC; Sitting Room; Living Dining Kitchen; Study; Utility Room; Boot Room; integral Double Garage.

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

Outside: Gardens to the front and rear including artificial grass games area. Ample off street driveway parking.

General Remarks

This fantastic family home enjoys an excellent location within the highly desirable area of Middleton on this small tucked away cul-de-sac. The extensive and extended accommodation provides well planned accommodation for modern family living, whilst to the first floor the bedroom accommodation is well proportioned and includes a generous master bedroom suite.

The accommodation in brief to the ground floor includes a spacious welcoming entrance hall with cloak room and useful storage cupboards, a through sitting room, spacious open plan living dining kitchen with access to the rear garden, a study, utility room, boot room with additional external access, and an integral double garage. Plans have also been approved (24/01150/HOU) to further enhance and maximise the internal living space – for further information please contact the agent.

To the first floor there is an impressive principal bedroom suite featuring both a walk-in dressing area and luxury ensuite, four further double bedrooms all with fitted wardrobes, a house bathroom and study landing.



To the outside the large garden frontage includes a driveway providing off street parking for multiple cars, lawned area and astro turf games area complete with outdoor lighting. The private rear garden enjoys a southerly aspect and features a paved seating area and a good size lawn.

Regarded by many as the town's prime residential area, Middleton is set on the southern facing bank of Wharfedale and offers a delightful and well-established living environment within comfortable walking distance of Ilkley's town centre. Middleton is home to the town's cricket and rugby clubs along with the swimming pool/Lido complex, whilst a short stroll over The Old River Bridge (which is just a few hundred yards from Clifford Avenue) leads to a couple of local pubs and Ilkley Lawn Tennis and Squash Club. Ilkley is renowned for its first class shopping environment coupled to a busy social round and close proximity to beautiful open countryside. For the commuter there is ready access into the West Yorkshire business districts, and from the town's own 'Metro' railway station there are frequent services throughout the day into the cities of Leeds and Bradford and beyond.



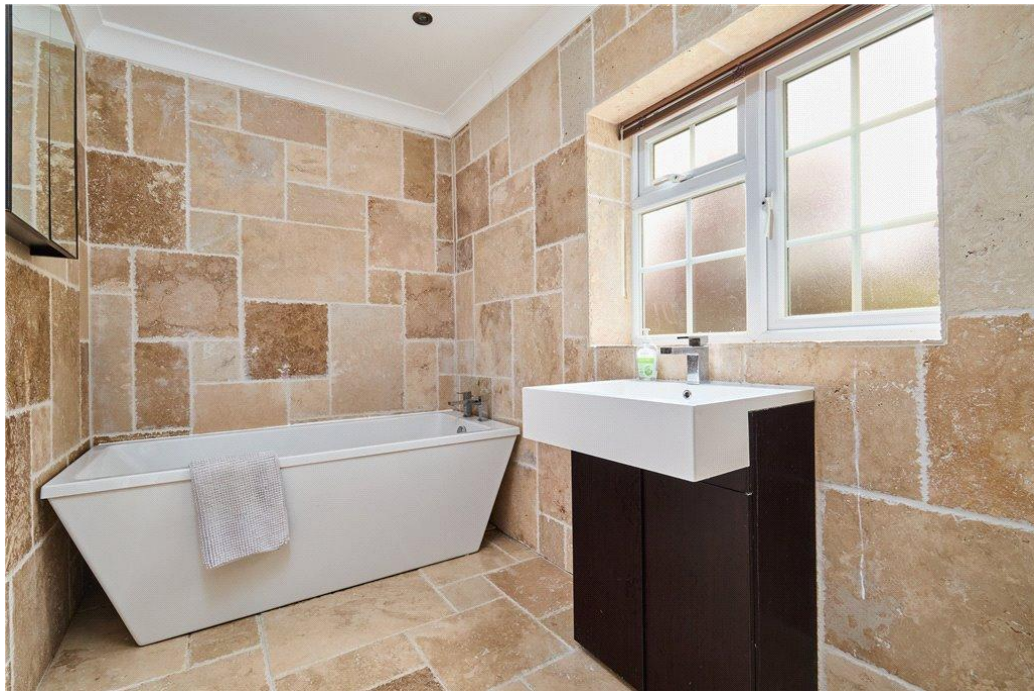




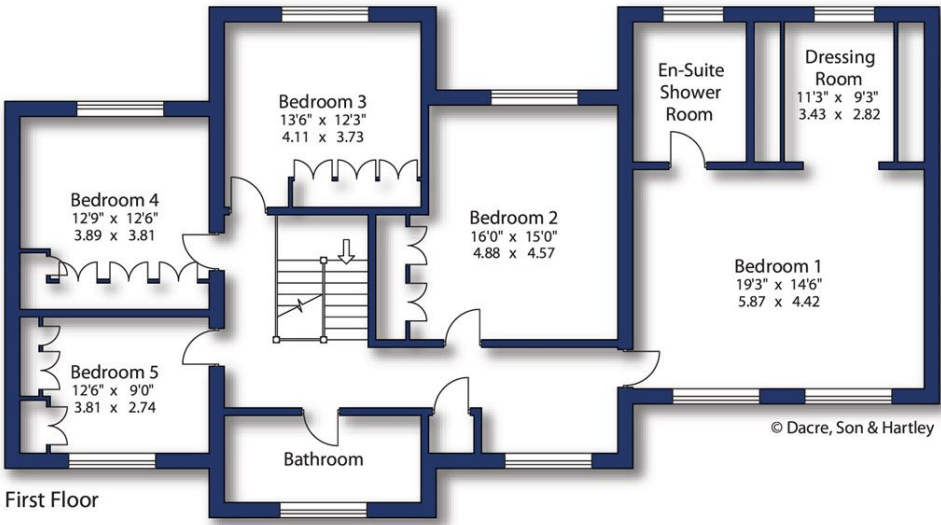
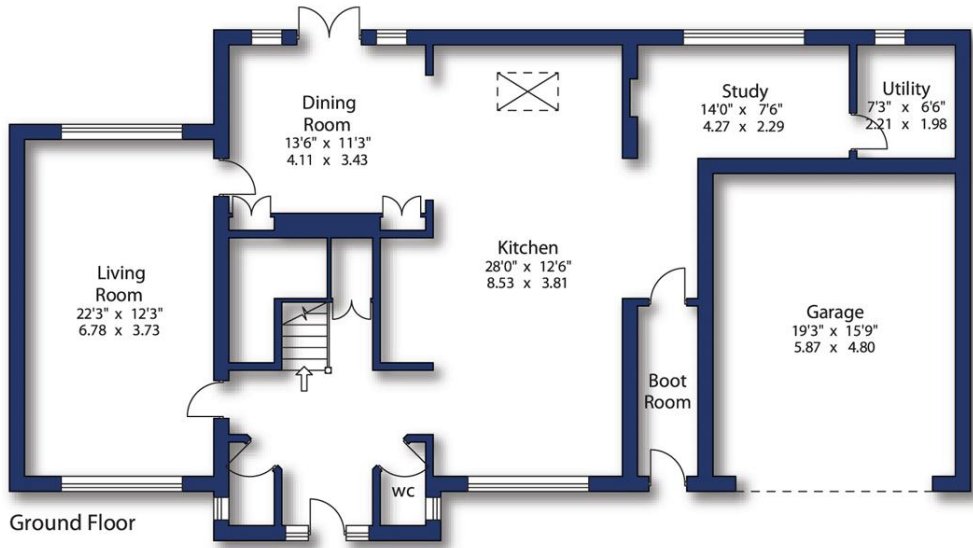






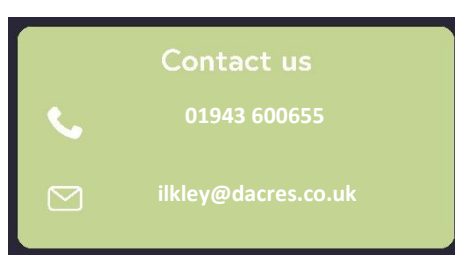
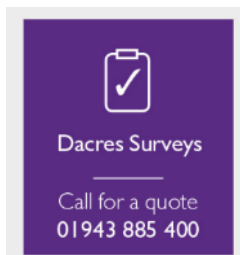
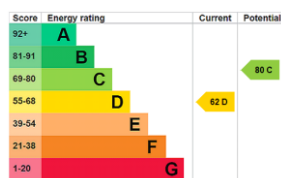


Floorplans





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.



Directions

From our office in the centre of town proceed down Brook Street, through the traffic lights and over the main river bridge. Take the first left onto Denton Road and after 400 yards or so turn right onto Clifford Road. Take the second left onto Clifford Avenue and the property will be found on the left hand side.

What3Words trappings.added.quits

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band G

Tenure, Services & Parking

- Freehold
- The property is located within the Middleton conservation area and tree preservation orders are in place.
- Please note there is a right of access across the driveway to one neighbouring property.
- All mains services are installed with domestic hot water and heating supplied by a gas-fired boiler and supplemented by underfloor heating.
- Off street driveway parking and garage.

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 - There is a risk of flooding from reservoirs 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 £24.00 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: ILK250164

