



Guide Price £335,000

- Town centre location
- Close to amenities
- Three bedrooms
- Front and rear gardens
- Off street parking
- No onward chain

4 Richmond Place, Ilkley

Ideally positioned only a short walk from the town centre with its wide range of amenities and transport links, is this three bedroom semi-detached home with both front and rear gardens and the convenience of off-street parking.

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

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4 Richmond Place, Ilkley, West Yorkshire, LS29 8TJ

Skipton 10 miles, Leeds 16 miles, Harrogate 17 miles (all distances approximate)

General remarks

This practical semi-detached home offers three bedroom accommodation arranged over two floors, and includes an entrance hall, a generous sitting room, open-plan dining kitchen with large storage cupboard and access to the

outside. To the first floor there are two well-proportioned bedrooms, a small single and house shower room. To the outside, the property is set well back from the road by a good-sized garden with access leading down the side of the property to a low maintenance rear garden which also provides the rare opportunity for an off-street parking space.

Richmond Place is a popular residential location conveniently placed within easy walking distance of Ilkley Grammar School, the doctors' surgery, Tesco's supermarket, the train station and the wide range of amenities found within Ilkley town centre.

The former Victorian spa town of Ilkley enjoys a highly desirable setting in the heart of Wharfedale – a location which provides ready access to some of the region's finest open countryside whilst being within comfortable daily travelling distance of Leeds, Bradford and Harrogate. The town is well known for its first-class shopping and also has comprehensive social and recreational amenities, a broad choice of sports clubs and a highly regarded schooling system. A central railway station provides frequent services throughout the day into Leeds and Bradford, with Leeds Bradford International Airport, some 9 miles distant.

Directions

From our office in the centre of town proceed in an easterly direction passing the railway station and Tesco's Supermarket on the left hand side. Continue straight on at the mini roundabout and then take the second right hand turn onto Richmond Place where the property will be found after a short distance on the right hand side.

What3words personal.snowballs.emailed

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- The property is located within the Ilkley conservation area.
- All mains services installed with gas fired central heating.
- Off street parking to the rear. Permits for on street resident parking can be purchased from Bradford Metropolitan District Council.

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.

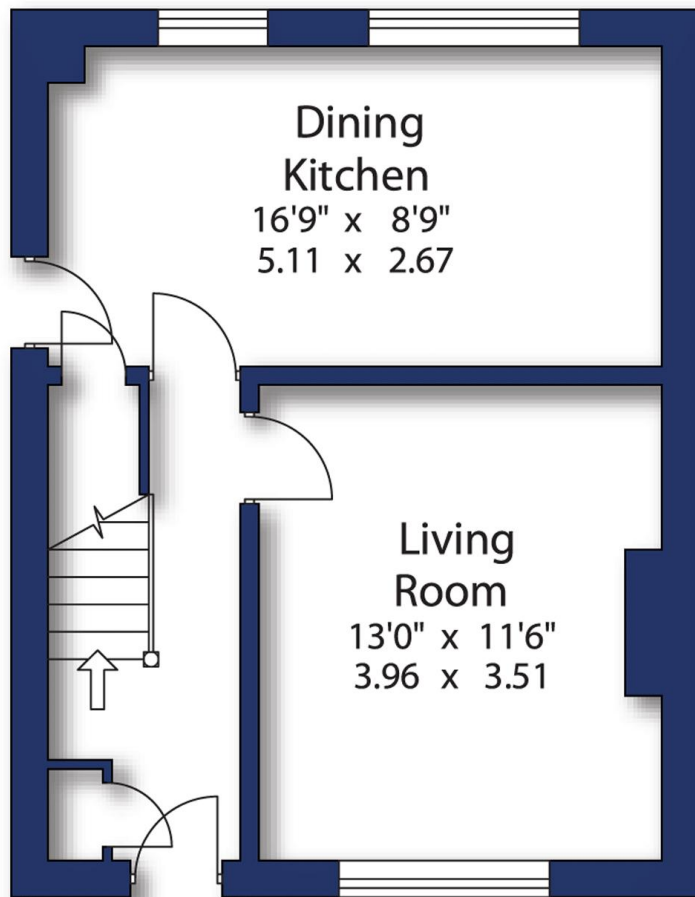
Referral fees

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.

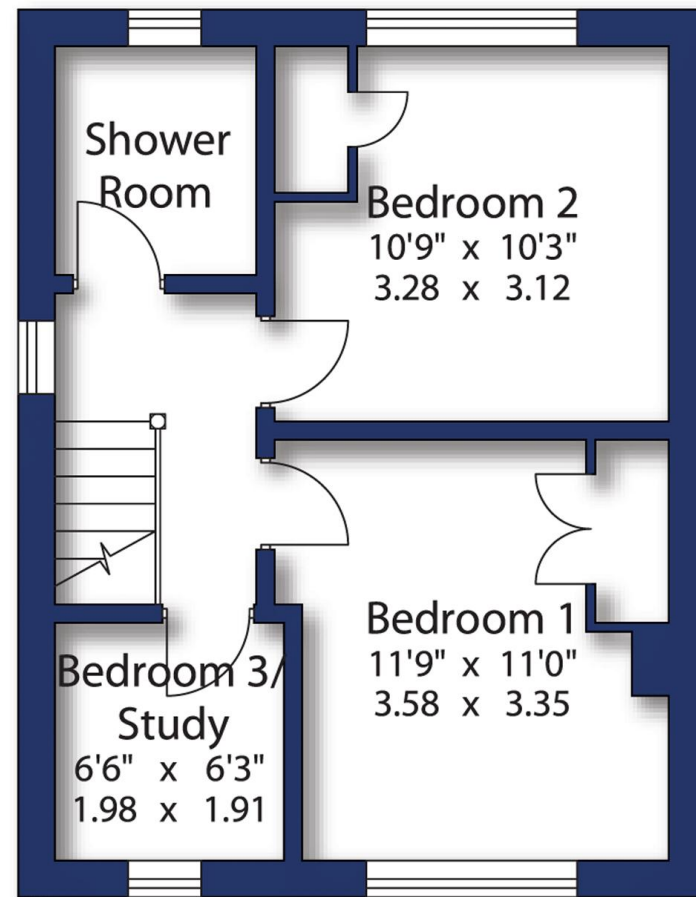
Dacres Ref: ILK260296



Floorplans



Ground Floor



First Floor

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