



19 Hebers Grove, Ilkley

Located on this exclusive, tucked away cul-de-sac found to the western side of Ilkley, is this substantial and most appealing detached family home providing spacious and flexible accommodation with the potential for annex accommodation set within large grounds with an attractive woodland backdrop to the rear.

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

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19 Hebers Grove, Ilkley, West Yorkshire, LS29 9JR

Skipton 10 miles, Harrogate 18 miles, Leeds 19 miles (all distances approximate)

Guide Price: £950,000

Accommodation

Ground Floor: Entrance Hall; Kitchen; Dining Room; Living Room; Study; Utility and Garage with two double Bedrooms above.

First Floor: Galleried Landing; Master Bedroom with En-Suite, three further double Bedrooms and House Bathroom.

Outside: Lawned garden to the front with a double garage and driveway parking. Large rear garden with terrace and lawn leading down to a workshop with views over woodland and fields beyond.

General Remarks

Enjoying a superb setting on this desirable cul-de-sac location is this substantial, generously proportioned detached family home with a flexible layout that is sure to appeal to a wide range of buyers' requirements.

The accommodation, arranged over two floors includes a spacious and welcoming entrance hall with cloakroom WC, a generous through sitting room and a separate dining room, study, breakfast kitchen, in turn leading through to a garage and utility room.

To the first floor, a galleried landing gives access to very good-sized master bedroom with large en-suite, three further double bedrooms and house bathroom.

There are two further bedrooms and en-suite above the garage, one of the bedrooms is currently in use as a sitting room - making this an ideal office space or potential annex accommodation.



The property sits within a superb plot, with a lawned garden and driveway to the front leading to the integral double garage, whilst to the rear is a fantastic, generous plot that includes a large lawn leading down to a workshop with its own power supply, providing a fantastic family garden with elevated, semi-rural views over woodland and fields beyond.

Standing amidst the glorious open countryside of the mid Wharfe Valley in the lee of the famous moors, Ilkley offers a highly regarded living environment just a short drive away from the Yorkshire Dales National Park but readily accessible to West Yorkshire's business districts. The town provides a first class shopping environment with 'high street' and local shops rubbing shoulders on 'The Grove' - the town's principal retail area. In addition, there is an excellent social round with a number of restaurants and wine bars, whilst sporting amenities include a golf club along with a popular tennis/squash club, cricket, football and hockey clubs. From the town centre railway station there are frequent services throughout the day into Leeds and Bradford, whilst Leeds/Bradford International Airport is only some eight miles distant.







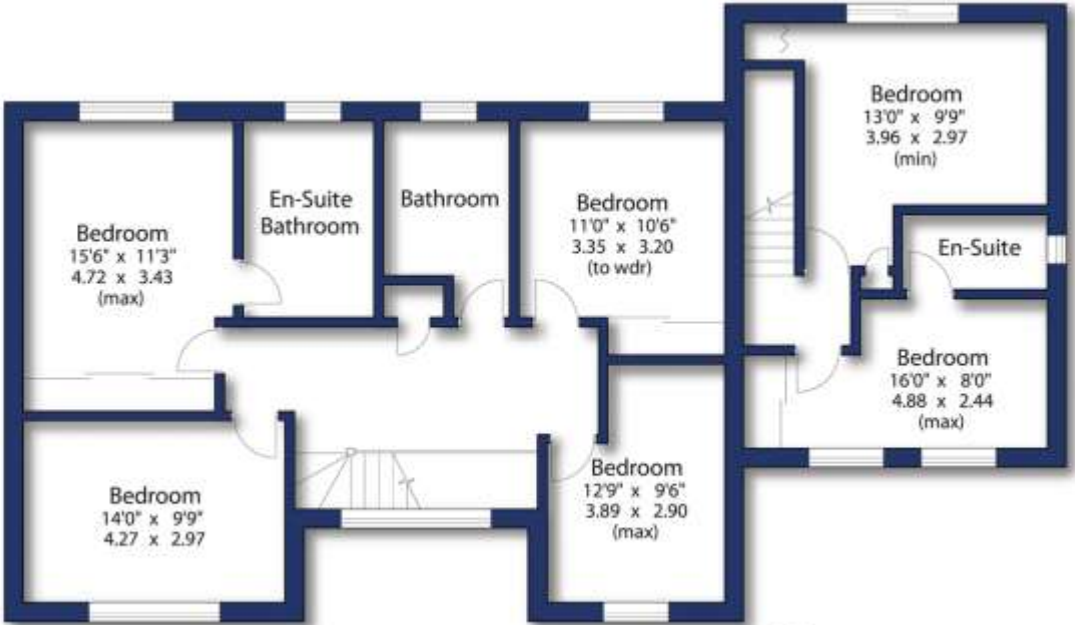








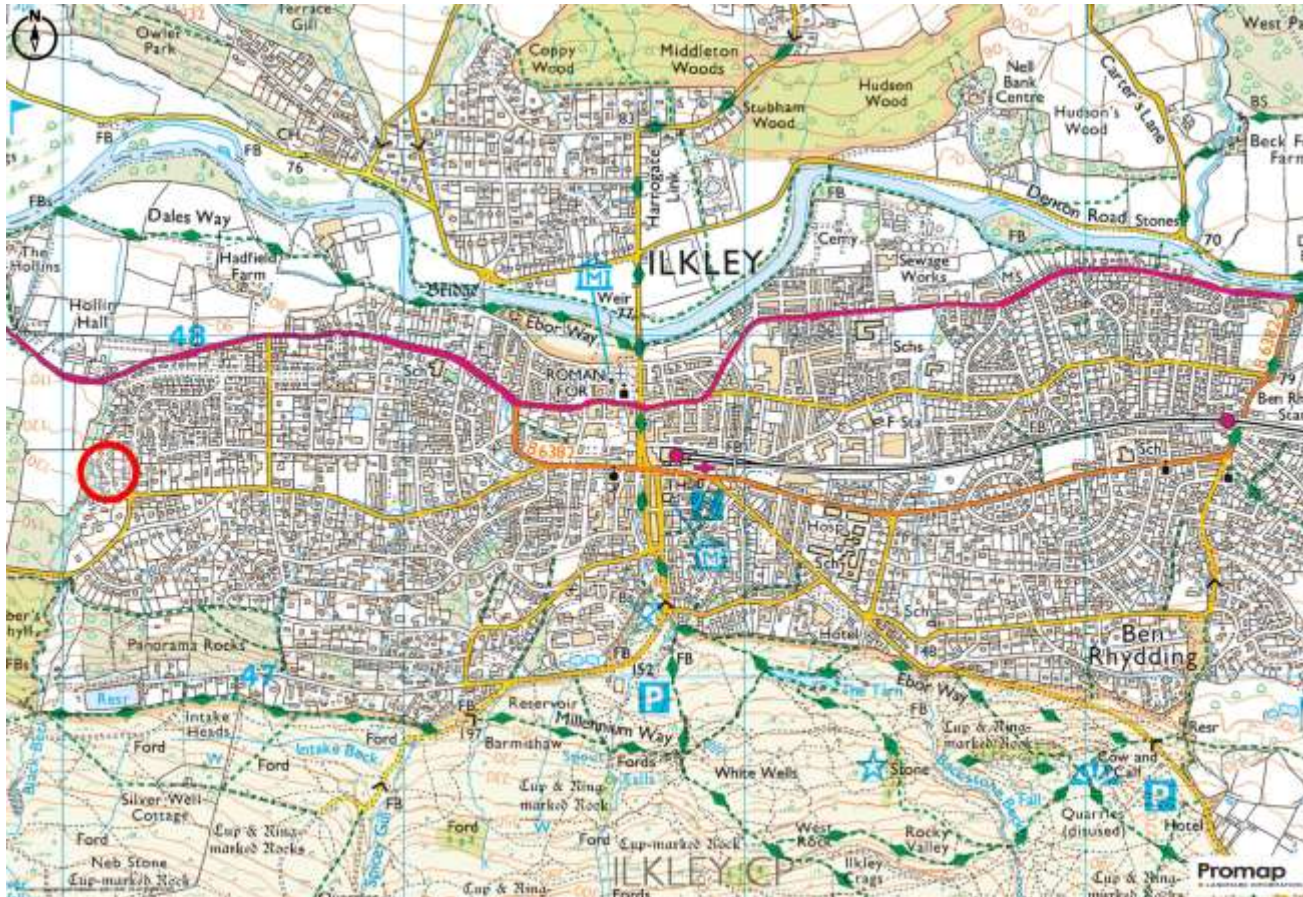
Floorplans



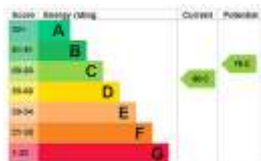
First Floor



Ground Floor



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Directions

From our offices on The Grove in Ilkley town centre, proceed in a westerly direction along The Grove and at the end of The Grove bear left onto Grove Road passing the Memorial Gardens on the right hand side. Continue up Grove Road for approximately one mile. As the road bends round to the left, Hebers Grove is located opposite. Continue onto Hebers Grove and the property will be found on the left hand side.

What3Words: funnels.motoring.sourced

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
- Tree preservation orders are in place at the property

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://checkforflooding.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.

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