DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £327,500

- Character stone-built terraced home
- Extensively modernised in 2022
- Four bedrooms
- Ideal family home
- Fully boarded and insulated loft with ladders
- Westerly facing courtyard garden
- Sought after location close to riverside walks
- Convenient for town centre amenities

17 Leamington Terrace, Ilkley

An exceptional four bedroom, character stone-built terraced house, extensively modernised in 2022 and with a westerly facing courtyard garden. Located in this much-sought after and convenient location, only a few minutes from riverside walks and within a short distance of Ilkley town centre with its wide range of amenities and transport links.

1-5 The Grove, Ilkley, West Yorkshire, LS29 9HS
Tel: 01943 600655
Email: ilkley@dacres.co.uk
dacres.co.uk







1 4 1

17 Leamington Terrace, Ilkley, West Yorkshire, LS29 8EJ

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

General remarks

Located in this popular residential location is this immaculately appointed and highly desirable, stone-built character property which, unlike many of the surrounding properties, now offers accommodation planned over three floors. The accommodation to the ground floor includes an entrance vestibule, generous sitting room featuring bespoke, built-in television unit, half-window plantation-style shutters, herringbone flooring, and feature fireplace with stone hearth and wood-burning stove. The sitting room leads to a modern fitted dining kitchen, also with herringbone flooring, and access to the rear garden and stairs leading down to a bedroom, which would make an ideal playroom or study. To the first floor are three bedrooms, two of which are doubles and with built-in storage, and a luxury house bathroom. There is also a fully boarded and insulated loft with ladders. To the outside, there is a small manageable garden to the front, whilst to the rear there is a very pleasant, enclosed, paved courtyard garden enjoying a westerly aspect.

Leamington Road forms part of a popular neighbourhood of Victorian housing situated just off Leeds Road, close to a network of riverside paths that lead to Ilkley's parks and recreation grounds and Middleton Woods. Booths supermarket and Ashlands Primary School are also nearby and the town centre, with its wide range of shops, cafes, restaurants and general amenities is readily accessible.

Ilkley has popular schools for all ages and a very wide range of sporting and recreational facilities and cultural events. There are pleasant walks to be enjoyed through the countryside, woodland and moorland surrounding Ilkley and the Yorkshire Dales National Park is less than 6 miles distant. Indeed, Ilkley is considered to be an ideal base in the Wharfe valley countryside for commuters to Leeds/Bradford city centres to which regular rail services are available from Ilkley station along with buses to surrounding towns.

Directions

From the traffic lights in Ilkley town centre on the A65 proceed in an easterly direction along Leeds Road and continue past Booths supermarket on the right hand side. Continue past Bath Street, Ash Street and Leamington Road and then turn left into Leamington Terrace before the pedestrian crossing. The property is located on the left hand side.
What3words: commands.grins.acclaim

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- All mains services are installed. Gas-fired central heating supplemented by wood-burning stove.
- On-street 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

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

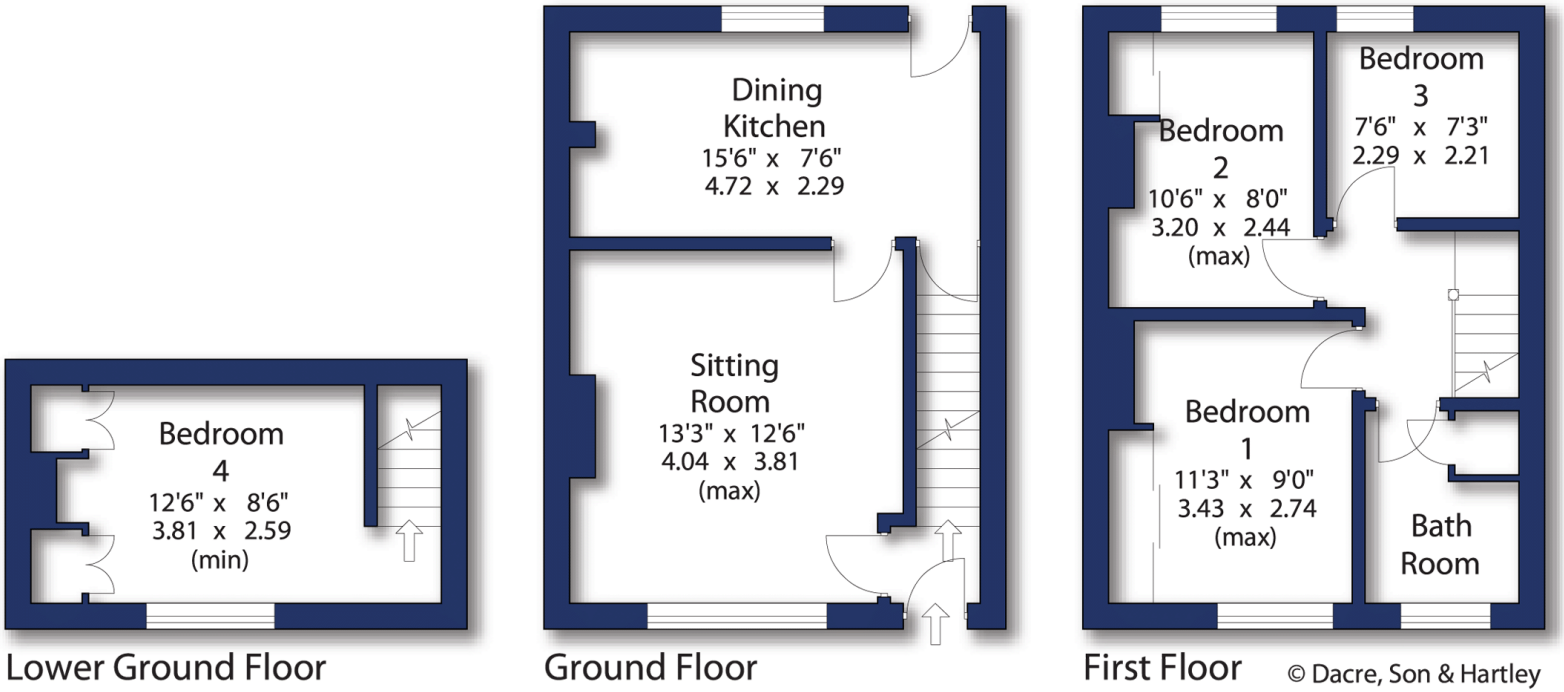
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer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

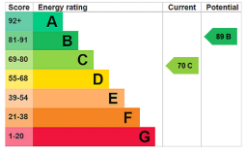
Dacres Ref: ILK260312





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.

Contact us
01943 600655
ilkley@dacres.co.uk