DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £295,000

- Two bedroom mews home for the over 50s
- Appealing location convenient for Ilkley town centre and moors
- Spacious accommodation
- House bathroom and ground floor shower room
- Attractive communal gardens
- Single garage

20 Ilkley Hall Park, Ilkley

Ideally positioned on this conveniently located and popular development close to the town centre and Ilkley moor is this well-proportioned and surprisingly spacious two-bedroom home, providing thoughtfully planned accommodation specifically intended for the over 50s with attractive communal gardens and the advantage of a single garage.

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dacres.co.uk







20 Ilkley Hall Park, Ilkley, West Yorkshire, LS29 9LD

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

General remarks

Located on this popular and well maintained development for the over 50s is this spacious two bedroom mews home. The accommodation, which is well planned and arranged over two floors, includes an entrance hall, downstairs shower room and wc, generous sitting room, dining room and fitted kitchen. To the second floor are two good sized double bedrooms and house bathroom. To the outside the property is set within attractive and well maintained communal grounds, which provide a lovely amenity to the property and include sweeping lawns and well stocked borders. This particular property also has the advantage of a single garage en bloc, which is a short walk away from the property and has the convenience of light and power.

This modern mews home 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 actually within only a few hundred metres' walk of Ilkley's central amenities and also within a short walk of the famous moor. Ilkley town centre provides an excellent range of shops, restaurants, cafes and general amenities and a railway station from where there are regular commuter rail services to Leeds/Bradford city centres and buses to surrounding towns.

Ilkley has popular schools for all ages and the grammar school is close by. The town offers a very wide range of sporting and recreational facilities and cultural events and there are many splendid walks to be enjoyed through the surrounding countryside, moorland and woodland. The Yorkshire Dales national park is only circa six miles away from Ilkley whilst the Leeds/Bradford international airport is only circa eleven miles distant.

Directions

From Dacre, Son & Hartley's Ilkley office head up Wells Road and after about 400 yards turn left onto Skelda Rise. Skelda Rise runs into Ilkley Hall Park. The property will be found on the right hand side. What3words respond.weaved.haunt

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Leasehold. Terms of Lease: 999 years from 1 November 1986
- Occupants are subject to age restrictions of 50 and above.
- Service Charge: £525 per quarter which equates to £2,100 annually. Annual Ground Rent: £100. The service charge and ground rent can be combined for a monthly payment of £183.33 which equates to £2199.96 per annum.
- The lease prevents subletting.
- The keeping of one small pet that includes a small dog, cat or caged bird is permitted.
- The property is located within the Ilkley conservation area.
- There is right of access for maintenance and utilities/services.
- Mains water, electricity and drainage are installed. Electric heating. There is no gas connection to the property.
- Garage

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.

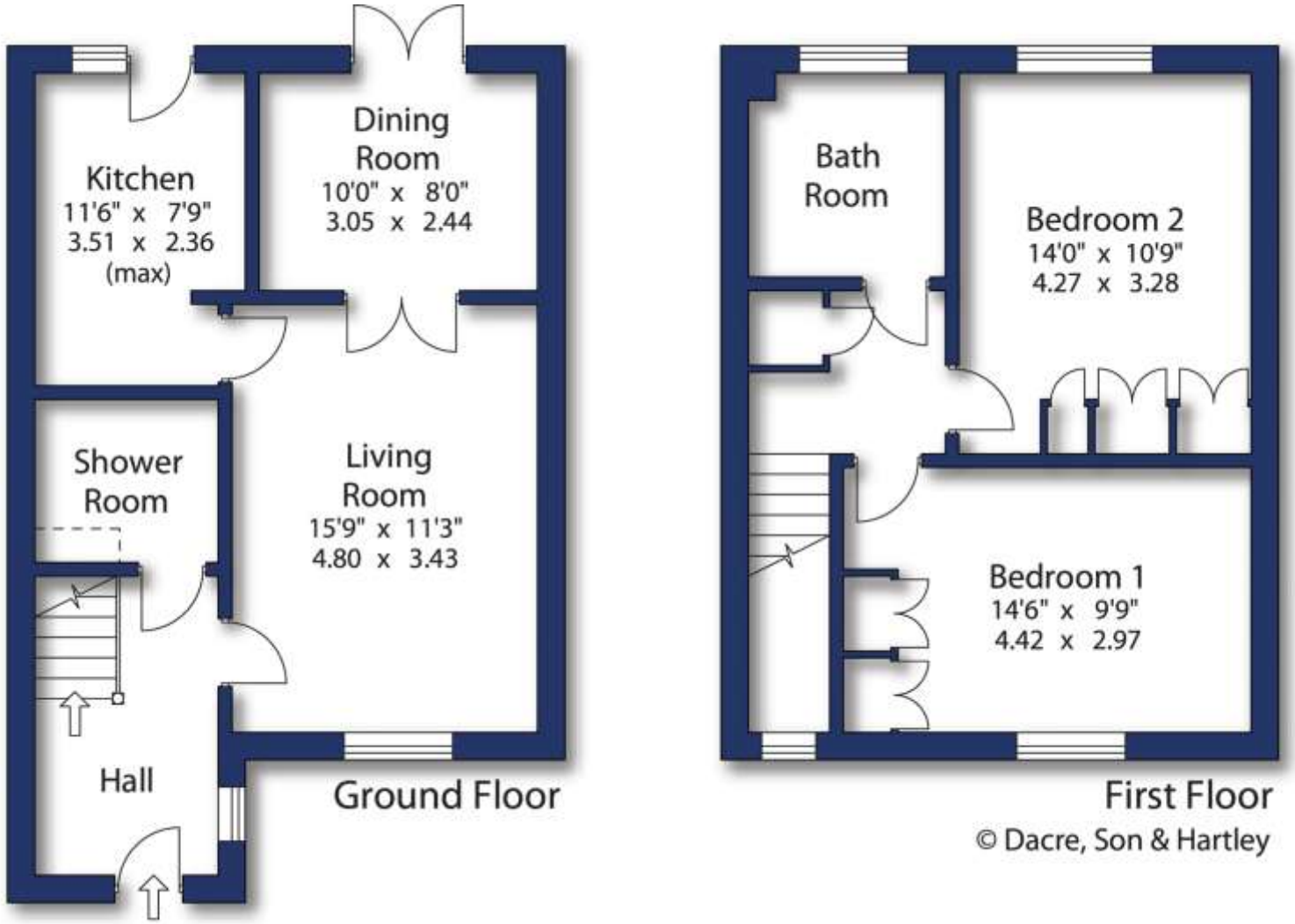
Referral fees

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: ILK260222





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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