DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



1 Dicks Garth Road, Menston, Ilkley

An exceptional, period, three-bedroom semi-detached home, significantly improved over recent years having great scope for further extension into the loft and lower ground floor areas, with modern services, gardens and land, and lapsed permission granted for construction of a two-bedroom detached bungalow, centrally located within one of Wharfedale's most sought-after villages.

Estate Office, Station Road, Burley In Wharfedale, Ilkley, LS29 7ND
Tel: 01943 862131
dacres.co.uk







2 3 1

1 Dicks Garth Road, Menston, Ilkley, West Yorkshire, LS29 6HF

Ilkley 5 miles, Leeds 11 miles, Harrogate 14 miles (all distances approximate)

Guide Price: £575,000

- Beautifully presented Victorian family home in heart of village
- Comprehensive renovation program undertaken by current owners
- Active loft conversion planning permission & basement potential
- Garage, parking & additional land with planning application progressing for detached bungalow







General remarks

The current owners of 1 Dicks Garth Road have undertaken an exceptional program of renovation and improvement, investing substantially in the property and creating a beautifully presented period home which successfully combines Victorian character with modern comforts, efficiency and practicality.

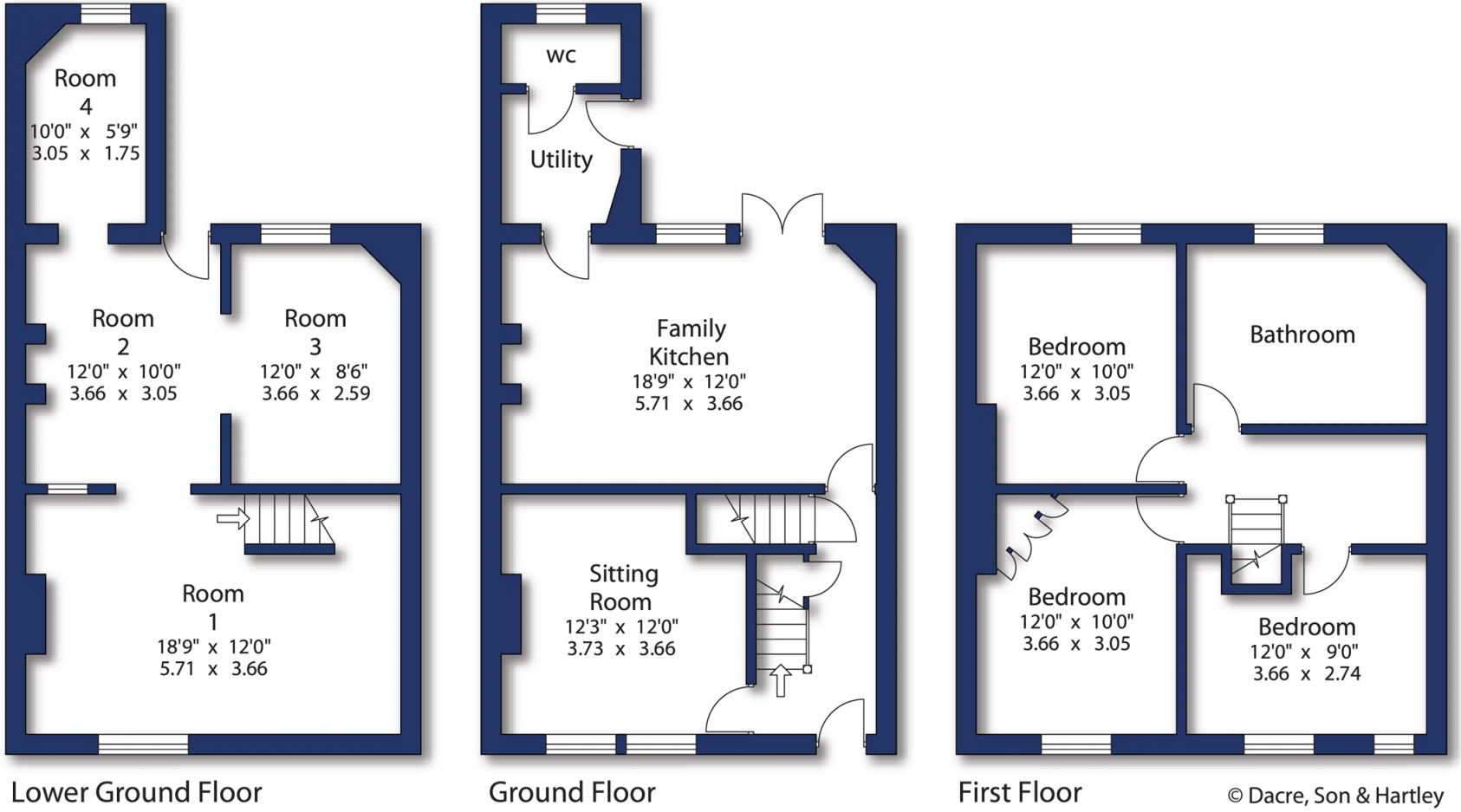
During their ownership, significant work has been undertaken, including complete reroofing works with replacement membrane, battens and leadwork, extensive lime mortar repointing, AAA-rated replacement windows and doors throughout, fitted plantation shutters, upgraded electrical and heating systems including a new combi boiler and radiators, extensive replastering, CCTV installation and numerous landscaping improvements. Attention has been paid to retaining the property's original character whilst enhancing its suitability for modern family living.

A standout feature is the bespoke kitchen diner, thoughtfully designed to complement the age and style of the home. The kitchen incorporates quality cabinetry, a central island with sink, boiling water tap, integrated appliances, range cooker and extraction system. The former galley kitchen has been reconfigured to create a practical utility room and ground floor WC.
The family bathroom has been completely remodelled and now provides a luxurious four-piece suite incorporating a walk-in shower, vanity unit and freestanding Victorian-style roll-top bath.

Outside, a newly constructed wrought-iron balcony overlooks the rear garden whilst extensive landscaping works, patio areas, barbecue space, fencing and impressive dry-stone walling create attractive and highly usable outdoor areas.

Planning permission remains active for a substantial loft conversion designed to create an impressive principal bedroom suite with dressing room and en-suite bathroom. Preparatory works have already been completed, including installation of Velux roof windows and construction of the approved rear balcony. In addition, the generous lower ground floor offers excellent potential for further accommodation, allowing future owners to significantly increase the overall living space if desired, subject to the necessary consents.

Floorplans



Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

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 862131

burley@dacres.co.uk

Beyond the rear garden lies a valuable parcel of land incorporating a substantial four-berth garage and ample off-road parking. Previous planning permission (now lapsed) was granted for a detached two-bedroom bungalow, demonstrating the site's established development potential.
Further enhancing this opportunity, a new planning application for a larger detached two-bedroom bungalow has been commissioned and is already well advanced through the planning process, with architectural drawings and supporting documentation prepared. This provides prospective purchasers with a considerable headstart, subject to the granting of planning consent.

Directions

If entering Menston from the traffic lights by the JCT garage, proceed towards the village centre, passing the park on the right-hand side. Continue through the centre, passing the community centre; just after the Malt Shovel pub, take the second left turning onto Dicks Garth Road, where the property will be seen immediately on the left-hand side. Please note no for sale board is erected.
What3Words producers.swung.plotting

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- All mains services are installed with gas fired central heating
- Four berth garage, parking and land with lapsed permission for bungalow

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

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