DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £350,000

- Popular residential location
- Stone built character property
- Two double bedrooms
- Modern kitchen and luxury shower room
- Large cellar with potential to convert (subject to necessary consents)
- Southerly facing rear garden

20 Ash Grove, Ilkley

Enjoying an excellent position in this highly popular location, convenient for riverside walks and all the amenities Ilkley has to offer, is this very well appointed two bedroom character home enjoying a southerly facing rear garden with attractive pergola providing a covered seating area, and a large cellar with excellent potential to further extend the existing accommodation subject to consents.

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20 Ash Grove, Ilkley, West Yorkshire, LS29 8EP

Skipton 10 miles, Harrogate 17 miles, Leeds 17.5 miles (all distances approximate)

General Remarks

A smartly appointed and attractive stone built character home located in this desirable location, providing accommodation over two floors, with the addition of a large cellar which many similar properties have converted into additional living accommodation.

The accommodation on offer includes an entrance vestibule, good sized sitting room and modern fitted dining kitchen providing access to the rear garden and cellar. To the first floor there are two bedrooms, the master being particularly generous and a luxury house shower room. To the outside there is a pleasant front garden and to the rear there is a very pleasant southerly facing courtyard garden with an attractive glazed pergola providing an undercover seating area.

Ash Grove forms part of a well-regarded area of Victorian housing situated just off Leeds Road within a short walk of Ilkley town centre and a network of riverside footpaths which lead to Ilkley's parks and recreational grounds and Middleton Woods. Ashlands Primary School and Booths Supermarket are also conveniently close by, whilst nearby Ilkley town centre provides an excellent range of shops, restaurants, cafes and general amenities. Ilkley has popular schools for all ages and a very wide range of sporting, recreational and cultural facilities and there are pleasant walks to be enjoyed through the woodland, moorland and countryside surrounding the town. Indeed, Ilkley is considered an ideal base in the Wharfe valley countryside for commuters to Leeds/Bradford city centres to which regular commuter rail services are available from Ilkley station along with buses to surrounding towns. The Yorkshire Dales National Park is less than six miles away from Ilkley whilst Leeds/Bradford International Airport is just over ten miles distant.

Directions

From the traffic lights in Ilkley town centre, proceed in an easterly direction along the A65 Leeds Road. Continue through the traffic lights by Booths supermarket and then take the first left turn into Bath Street. Turn right onto Ash Grove where the property will be found towards the end of the road on the right hand side.

what3words: smashes.stiffly.nerd

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 installed with gas fired central heating
- 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

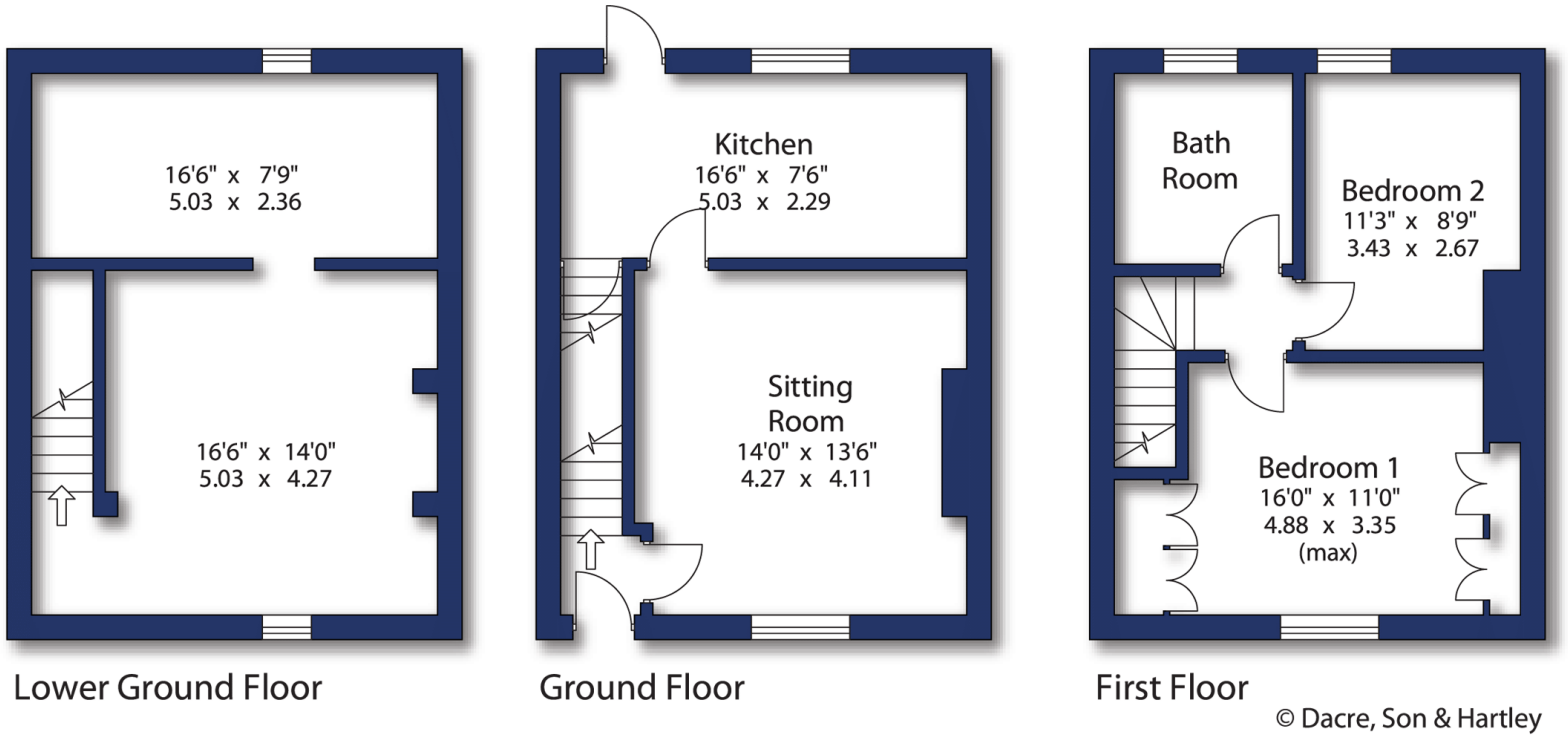
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer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

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Floorplans



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