DACRE, SON & HARTLEY
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OVER 200 YEARS OF YORKSHIRE PROPERTY



81 Valley Drive, Ilkley

Sat within a large plot, this substantial, four bedroom detached home provides spacious accommodation with a separate one bedroom annexe, large wrap around gardens and off street parking, located in this popular residential area within comfortable walking distance of Ben Rhydding train station.

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81 Valley Drive, Ilkley, West Yorkshire, LS29 8PD

Skipton 11 miles, Harrogate 16 miles, Leeds 17 miles (all distances approximate)

Guide Price: £690,000

- Detached house with two storey annexe
- Substantial plot
- Four bedrooms and four bath/shower rooms
- Spacious accommodation
- Generous wrap around garden
- Off street driveway parking
- Convenient for Ben Rhydding amenities







General Remarks

The main property is arranged over two floors and briefly comprises; to the ground floor, an entrance porch with fitted cupboard opening to an inner hall with a large, light and airy triple aspect living room off; a dining kitchen which incorporates a range of fitted wall and base units, a central island unit and double oven with French doors from the dining area to the rear garden. There is a generous sized snug providing further reception space and a useful utility room with a range of units and space for both a washing machine and dryer. Also on this floor is a downstairs WC.

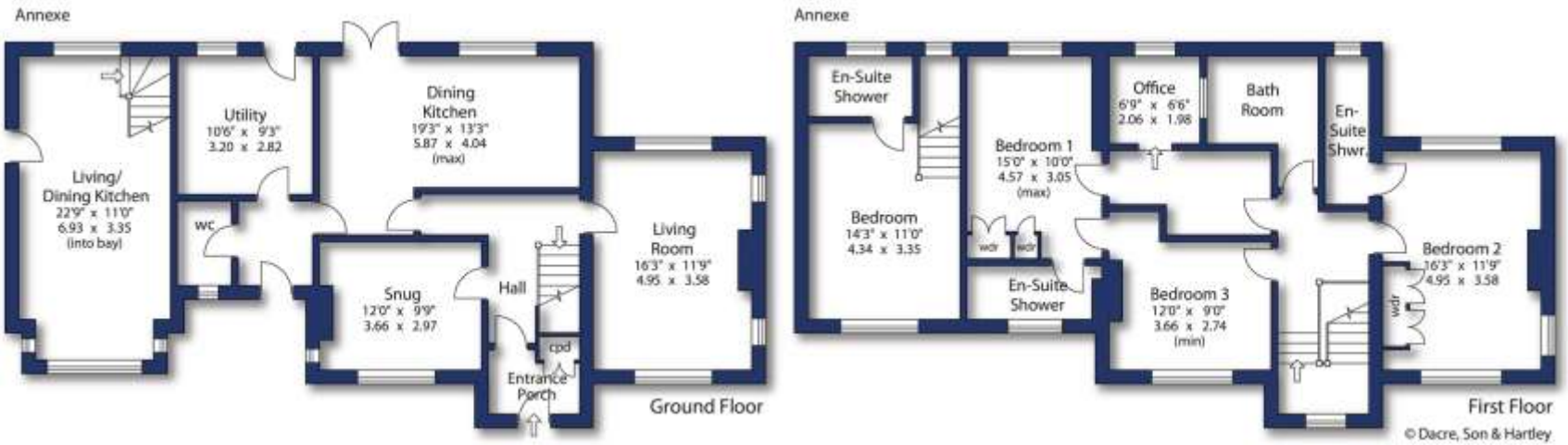
To the first floor are three generous double bedrooms, with two of the bedrooms having ensuite shower rooms and fitted wardrobes, along with a modern fitted house bathroom with a free standing bath and separate walk in shower, and an office.

The property has the added benefit of a two storey annexe with its own entrance. On the ground floor is the kitchen living area, whilst to the first floor is a double bedroom with ensuite shower room

The property is set back from the road and sits within wrap around gardens with driveway parking for numerous cars, a southerly facing lawned garden and established planting to the front. A gated driveway leads down the side of the property to a shed and large rear garden which comprises a stone flagged terrace and steps lead down to a lawned garden with a greenhouse and summer house, various planting areas and a pond.

Positioned towards the eastern side of Ilkley, Ben Rhydding is very much a community in its own right enjoying a surprisingly broad range of amenities including local shops, primary schooling, a popular 'gastro pub'/hotel and a railway station from where there are frequent services throughout the day into the local cities of Leeds and Bradford. The town of Ilkley provides one of Yorkshires most sought after living environments, occupying a stunning location in the heart of Wharfedale whilst being readily accessible for many of the regions business centres. Ilkley is well known for its first class shopping, busy social round and broad provision of sporting and cultural amenities. The surrounding moors and countryside also offer many an opportunity for rural pursuits.

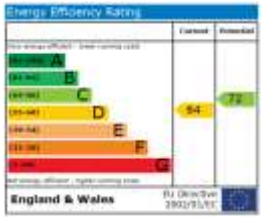
Floorplans



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Dacres Surveys
Call for a quote
01943 885 400

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Contact us

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Annexe EPC

Directions

From the Dacre, Son & Hartley Ilkley office proceed down Brook Street, take the first right onto Railway Road. At the end of Railway Road turn right onto Valley Drive, continue along Valley Drive passing Portman Smile Clinic on the left hand side. The property will be found on the left after the turning to Colbert Avenue.

What3Words: bill.clockwork.intervene

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- There are restrictive covenants in place at the property as outlined in the land registry title.
- Freehold
- All mains services installed with gas fired central heating
- Off street driveway 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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