DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



82A Bolling Road, Ilkley

A most appealing and modern built detached home finished to a high specification throughout and providing spacious accommodation with the advantage of a southerly facing garden in a most convenient location within walking distance of many of the amenities and transport links found within Ben Rhydding.

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Tel: 01943 600655
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dacres.co.uk

82A Bolling Road, Ilkley, West Yorkshire, LS29 8QQ

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

Guide Price: £750,000



Accommodation Summary

Ground Floor: Entrance Hall; Living Room; Living Dining Kitchen; Utility and WC.

First Floor: Primary Bedroom with En-Suite Shower; two double Bedrooms and House bathroom.

Second Floor: Bedroom with walk-in cupboard.

General Remarks

This is the first time the property will be brought to the open market and provides an excellent opportunity for anybody wishing to purchase a modern build and individually designed detached home. The property is finished to a high specification throughout with deceptively spacious accommodation arranged over three floors.

To the ground floor there is an entrance hall, WC and living room with wood burning stove, whilst to the rear is a large, open plan living dining kitchen with further wood burning stove and bifold doors leading out to the enclosed, southerly facing garden - providing the ideal place for outside entertaining.

To the first floor there are three double bedrooms with the primary bedroom having an ensuite shower, and a modern house bathroom, whilst to the second floor there is an overall bedroom with a large walk-in cupboard and eaves storage.

Outside of the property there is off street driveway parking, a large storage shed and an enclosed rear garden to the rear, enjoying an excellent level of privacy.

The neighbourhood of Ben Rhydding is very much a community in its own right – set to the eastern side of Ilkley and with a range of local amenities including a primary school, popular pub/restaurant, everyday shops, and Metro station offering frequent daily services into Leeds and Bradford. Ilkley's centre is around 3/4 of a mile distant and is home to first-class shopping as well as a busy social round and recreational amenities. The town has excellent sporting amenities as well a highly regarded schooling system, although private schools for children of all ages are within daily travelling distance. Ilkley forms an ideal base for the business traveller and yet beautiful open countryside is on 'the doorstep' and provides many an opportunity for stunning walks, cycling and other rural pursuits.








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HUGS
BOLLING ROAD
BAKER STREET





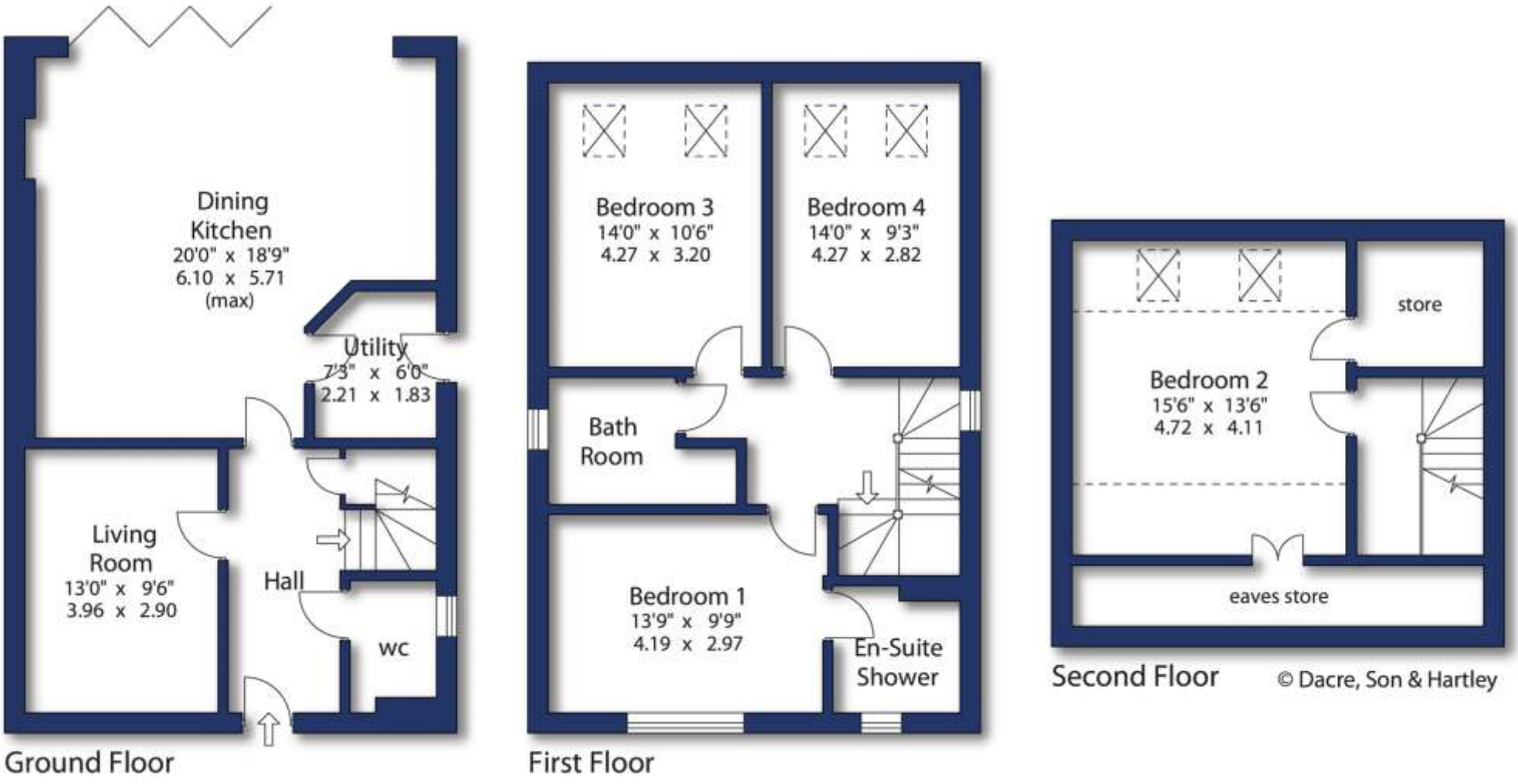






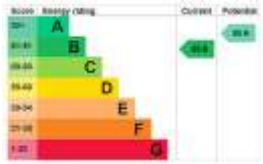


Floorplans


Dining
Kitchen
20'0" x 18'9"
6.10 x 5.71
(max)
Utility
7'3" x 6'0"
2.21 x 1.83
Living
Room
13'0" x 9'6"
3.96 x 2.90
Hall
wc
Ground Floor
Bedroom 3
14'0" x 10'6"
4.27 x 3.20
Bedroom 4
14'0" x 9'3"
4.27 x 2.82
Bath
Room
Bedroom 1
13'9" x 9'9"
4.19 x 2.97
En-Suite
Shower
First Floor
store
Bedroom 2
15'6" x 13'6"
4.72 x 4.11
eaves store
Second Floor
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01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

Contact us
01943 600655
ilkley@dacres.co.uk

Directions

From our office in the centre of town proceed past the railway station onto Springs Lane and subsequently onto Bolling Road. Continue ahead for approximately ¾ of a mile where the property will be seen on the right-hand side before the junction onto Manley Grove.
What3Words: protect.perplexed.schooling

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- 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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