DACRE, SON & HARTLEY
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OVER 200 YEARS OF YORKSHIRE PROPERTY



White Cottage, 43 Moorfield Road, Ilkley

Enjoying a tucked away position that affords the property a great degree of privacy and set within substantial grounds, is this most appealing, detached character home, providing spacious and well-balanced accommodation, with the rare advantage of a detached annex sitting above the large garage and workshop.

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dacres.co.uk

White Cottage, 43 Moorfield Road, Ilkley, West Yorkshire, LS29 8BL

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

Guide Price: £1,150,000



Accommodation

Ground Floor: Entrance Hall, Sitting Room, Dining Kitchen, Snug, Cloakroom WC and Utility.

First Floor: Master Bedroom with En-Suite, four further Bedrooms and Bathroom.

First Floor Garage Accommodation: Reception Room, Kitchenette and WC.

Outside: Detached Garage, lawned gardens and mature planting.

General Remarks

Located at the head of this highly desirable cul-de-sac, only a short walk to the amenities and transport links found within Ben Rhydding, is this appealing and most attractive, detached family home. The property is presented in a good condition but also provides an excellent opportunity for anybody wishing to modernise to their own requirement.

The accommodation within the main property includes a welcoming entrance hall, snug/study, open plan dining kitchen with utility off, cloakroom WC and a generous, dual aspect sitting room with access out to the garden.

To the first floor, there is a very good-sized master bedroom with en-suite bathroom, four further bedrooms and a house bathroom. In addition to the main house, sat above the detached garage, is further accommodation currently used as a snooker room, with its own kitchenette and toilet with excellent potential for annex or overflow accommodation (subject to the necessary consents).

The property enjoys a high level of privacy sat within extensive gardens spanning approximately 0.5 acres with lawned gardens and mature planting benefiting from a southerly facing aspect.

Ben Rhydding has its own sports club, 9-hole golf course, primary school, churches of several denominations and there are pleasant walks to be enjoyed through the nearby countryside. Regular commuter rail services to Leeds/Bradford city centres are available from Ben Rhydding station whilst some bus services to surrounding towns are available from Wheatley Lane. Ilkley town centre with its wide range of shops, restaurants, cafes and general amenities is just over one mile distant and the Yorkshire Dales National Park is within seven miles of Ben Rhydding.















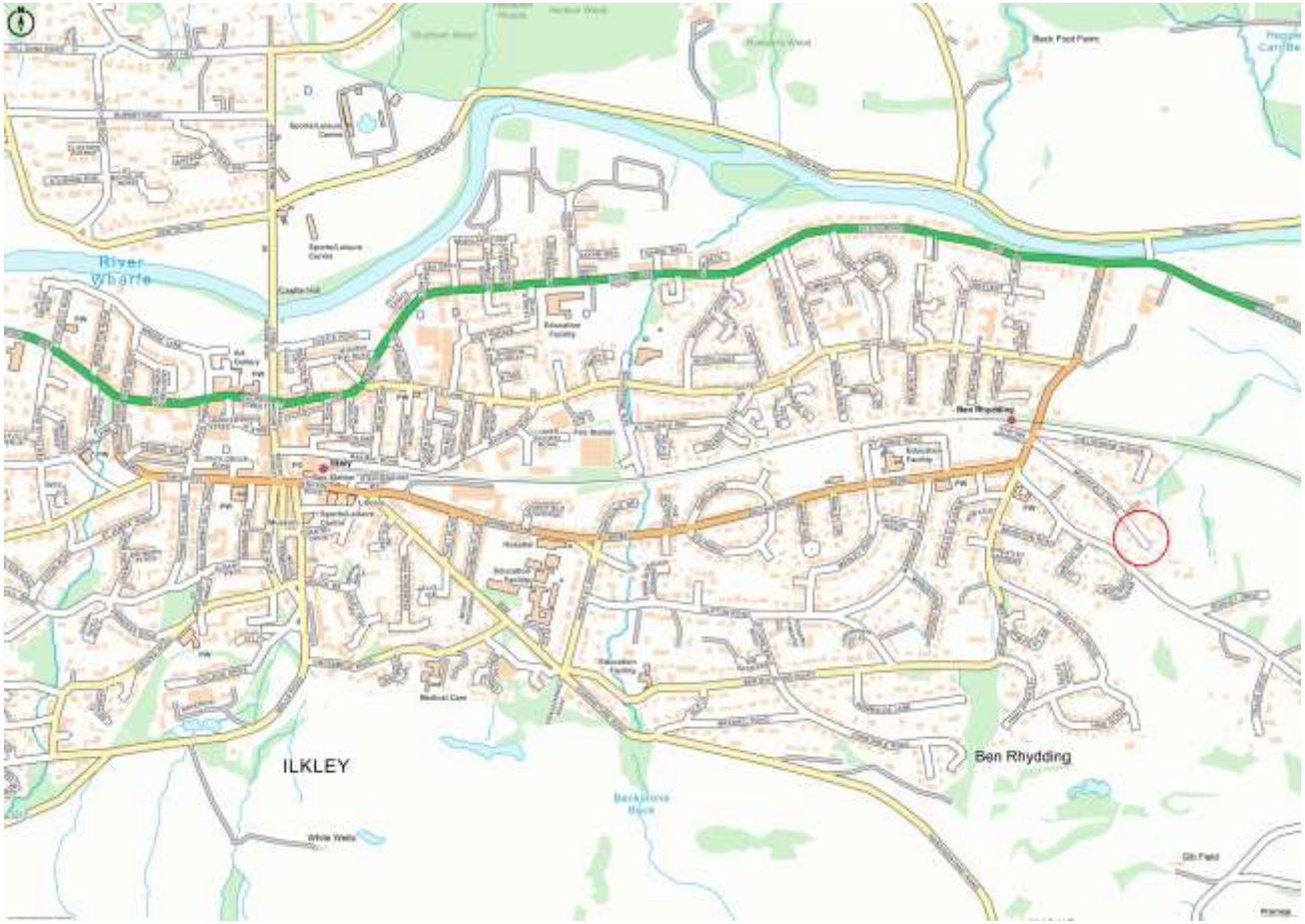






Floorplans


Garage
WC
Games Room
Dining Room
15'0" x 13'0"
4.57 x 3.96
(into bay)
Hall
Sitting Room
23'9" x 17'9"
7.24 x 5.41
Kitchen
15'3" x 11'0"
4.65 x 3.35
Snug
11'0" x 10'9"
3.35 x 3.28
WC
11'0" x 6'6"
3.35 x 1.98
Utility
10'3" x 8'9"
3.12 x 2.67
(max)
WC
Ground Floor
Bedroom 2
17'3" x 12'0"
5.26 x 3.66
(max)
Bedroom 5
11'9" x 8'9"
3.58 x 2.67
Bedroom 1
15'0" x 13'0"
4.57 x 3.96
(to wdr)
Bedroom 3
17'3" x 11'0"
5.26 x 3.35
(max)
Shower Room
Bedroom 4
11'9" x 9'6"
3.58 x 2.90
(max)
En-Suite Bathroom
First Floor
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Directions

From the shops on Bolling Road in the centre of Ben Rhydding, follow the road down to the left towards the railway station. Turn right into Moorfield Road before the railway bridge. The property is located at the end of the road where the driveway will be found immediately ahead of you.
When viewing the property, it may be advantageous to park on Moorfield Road and walk the short distance to the property.

What3Words weekends.tadpole.reefs

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- All mains services installed with gas fired central heating
- Garage and off street driveway parking
- The driveway up to the property has unrestricted access guaranteed.
- There is a right of way access through neighbouring property.

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.

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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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