DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Holly House, 77 Bolling Road, Ilkley

A stunning family home that has been thoughtfully and extensively extended to provide spacious and flexible living accommodation, four bedrooms and the useful addition of a loft room, all set in this popular and convenient location within comfortable walking distance of both Ilkley town centre and Ben Rhydding.

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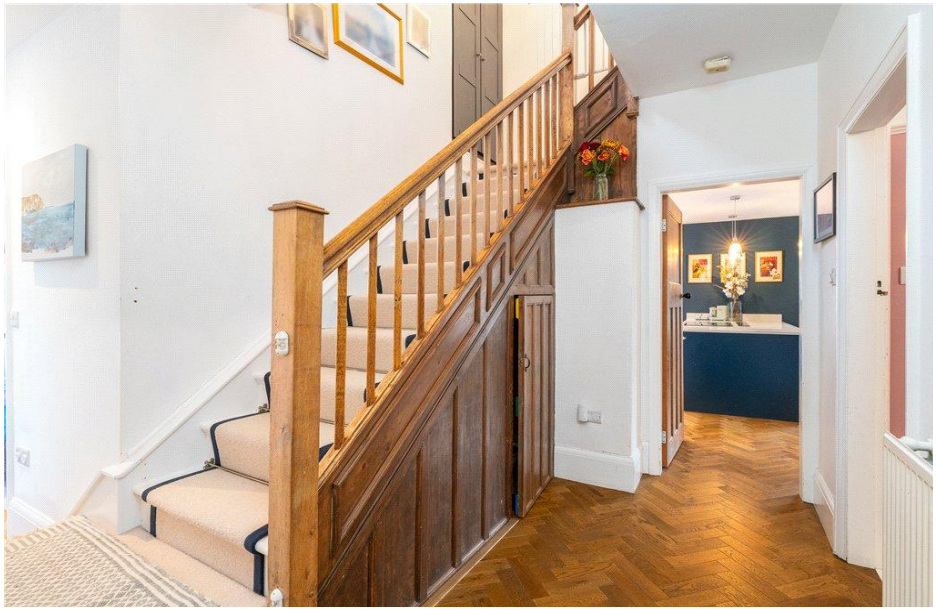
Holly House, 77 Bolling Road, Ilkley, West Yorkshire, LS29 8QA

Skipton 10 miles, Leeds 16 miles, Harrogate 17 miles (all distances approximate)

Guide Price: £800,000



Accommodation

Ground Floor: Entrance Hall; Cloakroom/WC; Sitting Room; Living Dining Kitchen with Pantry; Utility Room; Boot Room Area; Reception Room/Playroom; Integral Single Garage.

First Floor: Master Bedroom with Ensuite Shower Room; three further Bedrooms; House Bathroom.

Second Floor: Loft Room (please note this room does not have building regulation sign off for use as a bedroom).

General Remarks

Located in this popular and convenient location close to the many amenities found within Ilkley town centre and Ben Rhydding, is this immaculately appointed and substantially extended, stone-built character home.

The accommodation in brief includes a welcoming entrance hall with cloakroom/WC, formal sitting room with bay window and wood burning stove, large open plan living dining kitchen with feature fireplace and pantry, and a useful utility room providing access to the garden. Also to this level and accessed from the hallway, is a boot room area providing access to an additional reception room which would work well as a playroom or home office, having its own access to the rear garden via double doors. There is also integral access to the large single garage built in hand-dressed, reclaimed, local stone.

To the first floor is a master bedroom with inbuilt storage and a stylish ensuite shower room, three further bedrooms and a house bathroom. A permanent staircase leads to a very useful loft room (please note this room does not have building regulation sign off for use as a bedroom).

To the outside, electric gates open to driveway parking with EV charge point and access to the single garage, whilst to the rear is a large, paved terrace with steps down to a lawned area beyond.

Holly House enjoys the convenience of being within easy reach of both Ilkley town centre and Ben Rhydding. Very much a community in its own right, Ben Rhydding is set to the eastern side of Ilkley and has 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 and regular onward connections from the former to London Kings Cross.

The former Victorian spa town of Ilkley also has a railway station, and boasts a first-class shopping environment, an array of social and recreational amenities, an excellent range of sports clubs as well as a highly regarded schooling system. The beautiful surrounding countryside of Wharfedale offers many an opportunity for rural pursuits, challenging walks, mountain and road cycling, whilst Leeds Bradford International Airport is just 10 miles away.









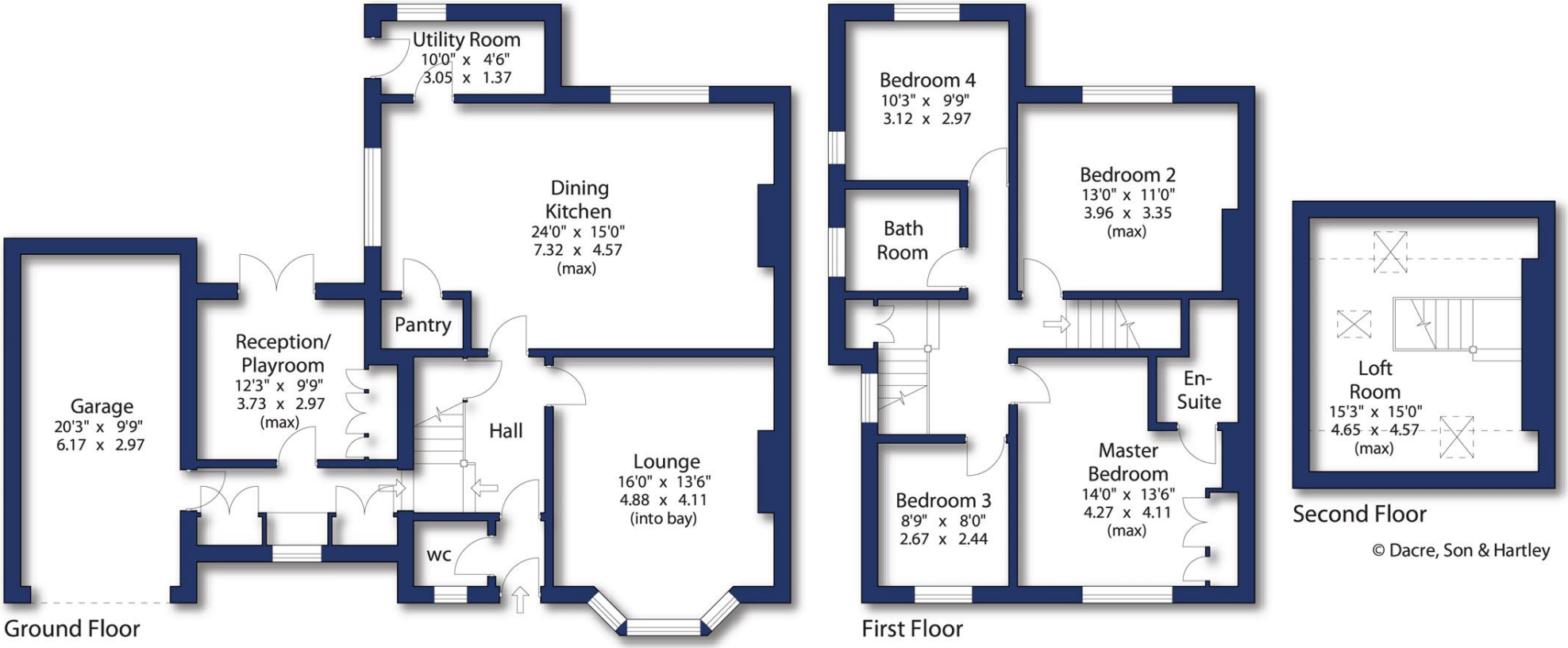








Floorplans



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Directions

From Dacre Son and Hartley's office turn right along Station Road. At the mini roundabout bear left onto Springs Lane, which in turn leads to Bolling Road where the property will be found after a short distance on the left hand side, identified by a Dacre, Son and Hartley for sale board.
What3Words: tweed.cushy.retaliate

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- All mains services are installed. Gas-fired central heating.
- Gated off street driveway parking with EV charge point and single garage.

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.

Dacres Ref: CSC231767

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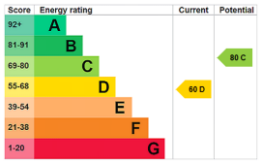

Mortgage Advice Bureau
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