DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £200,000

- Mid-terrace house
- Three bedrooms
- In need of full modernisation
- Character property
- Accommodation arranged over three floors
- On street parking
- Walking distance to Ilkley town centre and train station
- No chain

23 Mornington Road, Ilkley

In need of full modernisation – a three bedroom, stone built terraced property in this popular and convenient location close to Ilkley town centre with its wide range of amenities and transport links.

1-5 The Grove, Ilkley, West Yorkshire, LS29 9HS
Tel: 01943 600655
Email: ilkley@dacres.co.uk

dacres.co.uk







23 Mornington Road, Ilkley, West Yorkshire, LS29 8JA

Skipton 10 miles, Harrogate 17 miles, Leeds 18 miles
(all distances approximate)

General Remarks

This traditional, stone built, mid-terrace house is located within convenient walking distance of Ilkley town centre and has accommodation arranged over three floors.

The accommodation briefly comprises to the ground floor, a spacious living room, kitchen and ground floor bathroom. To the first floor there are two bedrooms, whilst the second floor is an overall attic bedroom. Externally the property has a small, garden area to the front with a courtyard style garden at the rear.

Mornington Road forms part of a popular residential neighbourhood of Victorian street housing situated close to the centre of Ilkley, a short distance from the railway station from where there are regular commuter rail services to Leeds/Bradford city centres and buses to surrounding towns. Ilkley town centre provides an excellent range of local shops, restaurants, cafes, supermarkets and general amenities. There are popular schools for all ages in the town and a very wide range of sporting and recreational facilities and cultural events. There are pleasant walks to be enjoyed through the countryside, woodland and moorland surrounding Ilkley and the Yorkshire Dales National Park is less than 6 miles from the town.

Directions

From our offices on The Grove in Ilkley town centre, proceed down Brook Street and turn right into Railway Road. Continue along Railway Road passing Golden Butts Road and Wilmot Road on the left hand side, turn left into Mornington Road where the property is located on the left hand side.

What3words: dozed.reckons.roses

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains services 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

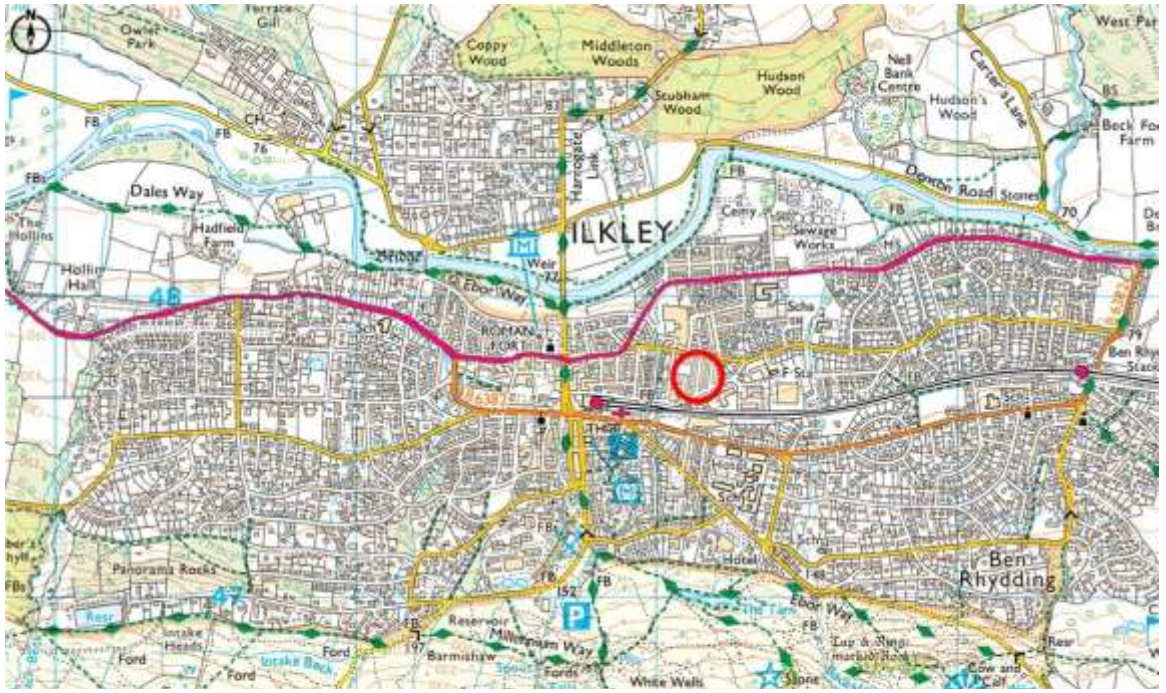
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

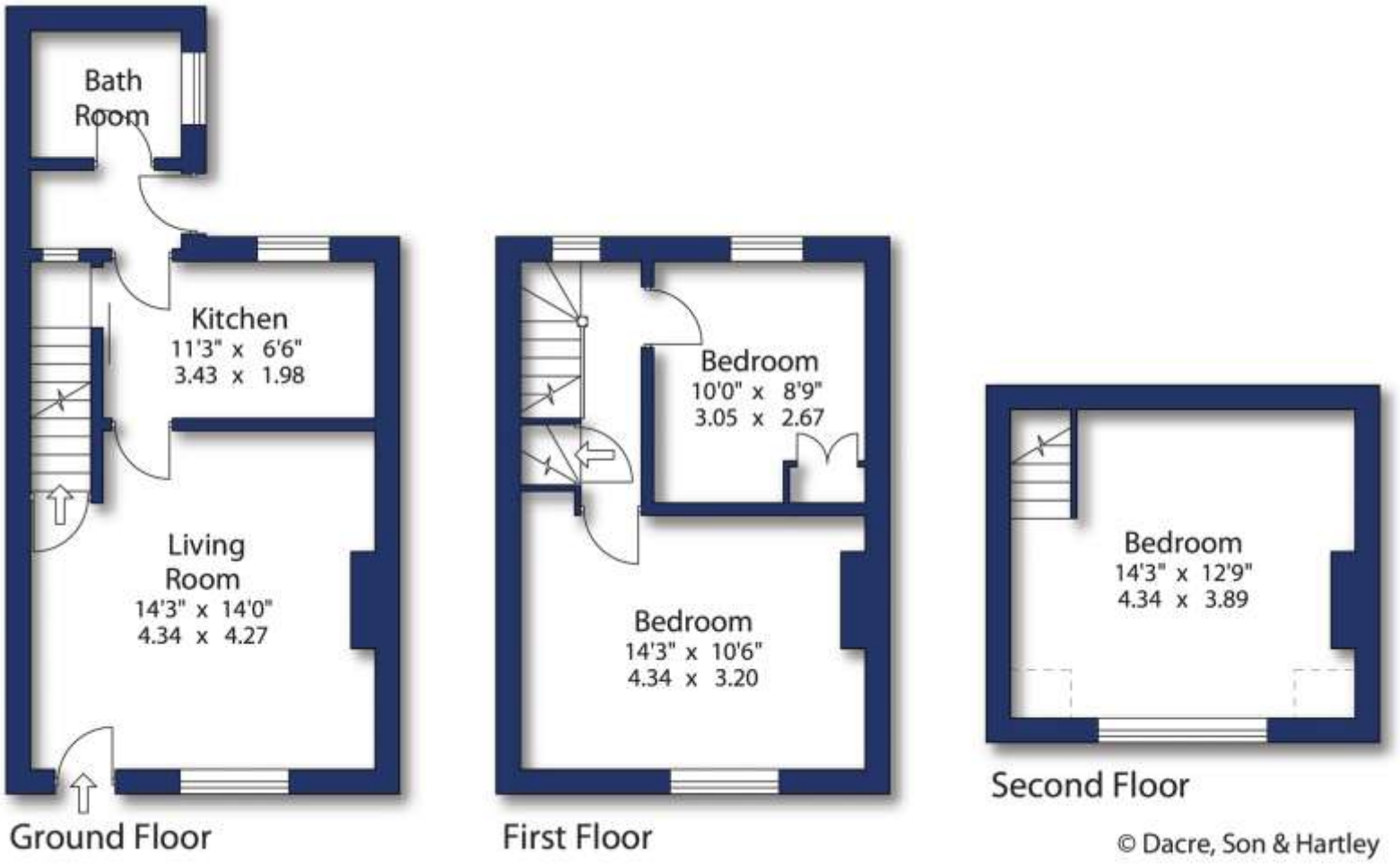
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer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

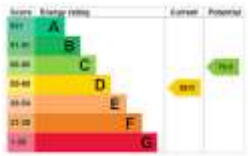
Dacres Ref: ILK260214





Floorplans





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