



Flat 2, Hebers Mount, 58 Grove Road, Ilkley

Located in this highly desirable residential area to the Western side of Ilkley and only a short walk to open countryside is this generous, two-bedroom apartment with stunning reception room and attractive views forming part of this impressive, character property set within substantial communal grounds and having the advantage of a

1-5 The Grove, Ilkley, West Yorkshire, LS29
9HS

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

Guide Price: £595,000

- Spacious ground floor apartment
- One of just six exclusive apartments in this stunning character property
- Two ensuite double bedrooms
- Fantastic reception room
- Character features
- Communal gardens
- Integral double garage and off street

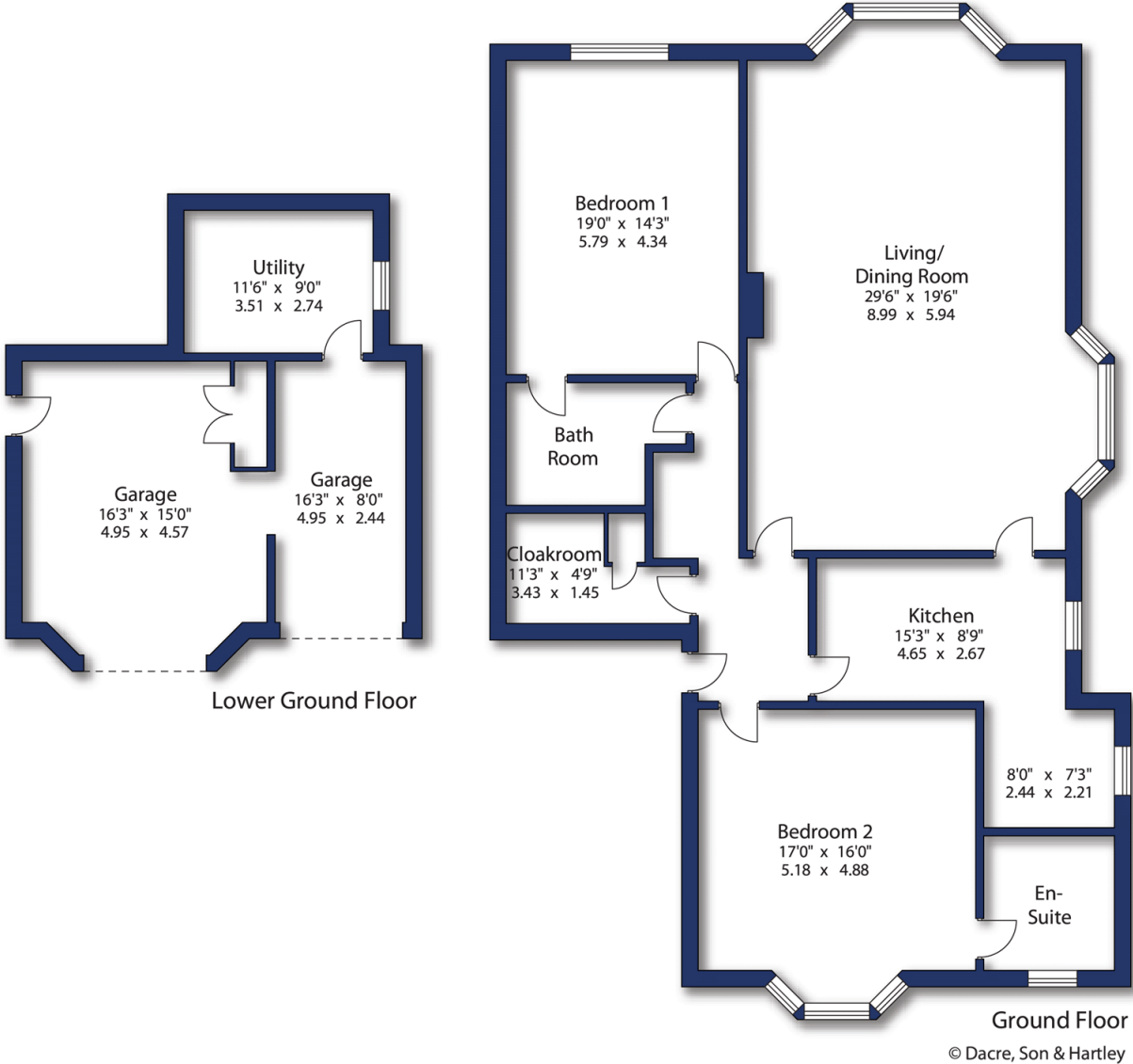


General remarks

Originally built as a private family home Hebers Mount is a truly impressive, detached property set towards the western side of town, a mile or so from central amenities. The property has been converted to offer just six exclusive apartments. The accommodation in brief consists of a communal entrance hall with both lift and stair access. On entering the apartment there is a good-sized entrance hallway giving access to a breakfast kitchen, stunning principal reception room with feature fireplace, ornate plaster work and large bay window overlooking the gardens, master bedroom with Jack and Jill shower room and further double bedroom with ensuite bathroom. To the outside there are well managed and mature private gardens with the advantage of an integral double garage with adjoining utility room/store and ample off-street parking.

Standing amidst the glorious open countryside of the mid Wharfe Valley, Ilkley offers a highly regarded living environment just a short drive away from the Yorkshire Dales National Park but readily accessible to West Yorkshire's business districts. The town provides a first class shopping environment with 'high street' and local shops rubbing shoulders on 'The Grove' - the town's principal retail area. In addition, there is an excellent social round with a number of restaurants and wine bars, whilst sporting amenities include a golf club along with a popular tennis/squash club, cricket, football and hockey clubs. From the town centre railway station there are frequent services throughout the day into Leeds and Bradford, whilst Leeds/Bradford International Airport is only some eight miles distant.

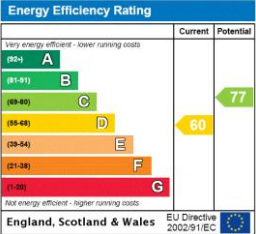
Floorplans



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 Dacres Surveys
Call for a quote
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CONTACT US



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Directions

From our office in the centre of the town proceed along 'The Grove' and turn left by the memorial gardens onto Grove Road. Continue up Grove Road for approximately one mile, and the road swings round to the left hand side. A private driveway leading towards Hebers Mount will be seen to the right hand side.

What3Words: strumming.spindles.mammal

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Leasehold
- Lenth of Lease: 999 years from 23 November 1984
- Annual service charge from 1st January – 31st December 2025 is £3600.
- Each owner of the six apartments has a share in the management company
- The lease permits one dog or cat and/or caged bird.
- Subletting and holiday let are not permitted.
- The property is located within the Ilkley conservation area.
- All mains services are installed with gas fired central heating.
- Integral double garage and off street parking

Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

Flooding

[Check for flooding in England - GOV.UK](#) indicate the long term flood risks for this property are: - Surface Water - Very low; Rivers & the Sea - Very low; Groundwater - Flooding from groundwater is unlikely in this area; Reservoir – There is a risk of flooding from reservoirs in this area.

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 £24.00 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: CSC240325