



FAIRLEIGH

112 Skipton Road, Ilkley

An exquisite refurbishment offering four breathtaking,
spacious and individual two bedroom apartments

DACRE, SON & HARTLEY

EST. 1820

Patrick McCutcheon FNAEA

VICTORIAN STYLE RE-IMAGINED

Fairleigh is so typical of the substantial Victorian villas which mark the period of growth of Ilkley in to a highly desirable and fashionable spa town. Gracious rooms, full of light and with lofty ceilings with intricate cornice details.

Now Fairleigh has been subject to a meticulous re-imagining as the whole building has undergone a comprehensive refurbishment and reconfiguration. Today we see the result - just four individual apartments, each lavished in care and detail; each unit unique and offering spacious, well proportioned living with the advantage of gorgeous Wharfedale views.

The four floors of Fairleigh now provides an individual and spacious home - from a cosy lower ground floor apartment with its own private garden and terrace, through to a stunning and unique penthouse enjoying magnificent rural and riverside views.

Throughout the regeneration attention to detail and thoughtful design has been key. Creating sumptuous and well equipped homes to be loved and enjoyed.

Come and visit - you are sure to be impressed!



LIFE IN ILKLEY

Ilkley provides a highly desirable living environment with excellent retail, recreational and social facilities including healthcare, an independent cinema, theatre and The Winter Gardens. Sports clubs range from the renowned Ilkley Golf Club through to popular cricket, football and rugby clubs, as well as Ilkley Tennis and Squash Club. The club is just a short walk from Fairleigh and offers gym facilities, fitness classes and a café. The town's riverside parks, straddling the Wharfe, are also a comfortable stroll away and provide a wonderful amenity.

Ilkley retains a magnificent Grade II listed 1930s lido – the outdoor pool being a hub for social activity over the summer months, and a setting from where one can both soak up the sun and enjoy the magnificent views towards the famous moors. The latter offers many an opportunity for breathtaking walks, whilst the country lanes around the town are a haven for road cycling.

Those in search of a culinary experience will find plenty of opportunities – from street side cafés, wine bars and bistros, to the famous Box Tree restaurant and also the Burlington restaurant at the Devonshire Arms in Bolton Abbey.

Ilkley blossomed during the Victorian period when lands were released for development and a number of spa hotels were built to cater for those looking to take in the invigorating waters. The prominent white painted public bath house on Ilkley moor is still popular with those taking a traditional refreshing New Year's day dip!

So much that this bustling town has to offer is within comfortable walking distance of Fairleigh. It is little wonder the Sunday Times gave the town the accolade of 'best place to live' in the North of England in the spring of 2025. Come and experience it for yourself!



APARTMENT ONE





- Stylish ground floor accommodation
- Private terrace and lawned garden
- Open plan free flowing living
- Discreetly positioned study
- Two good bedrooms - one ensuite



APARTMENT TWO

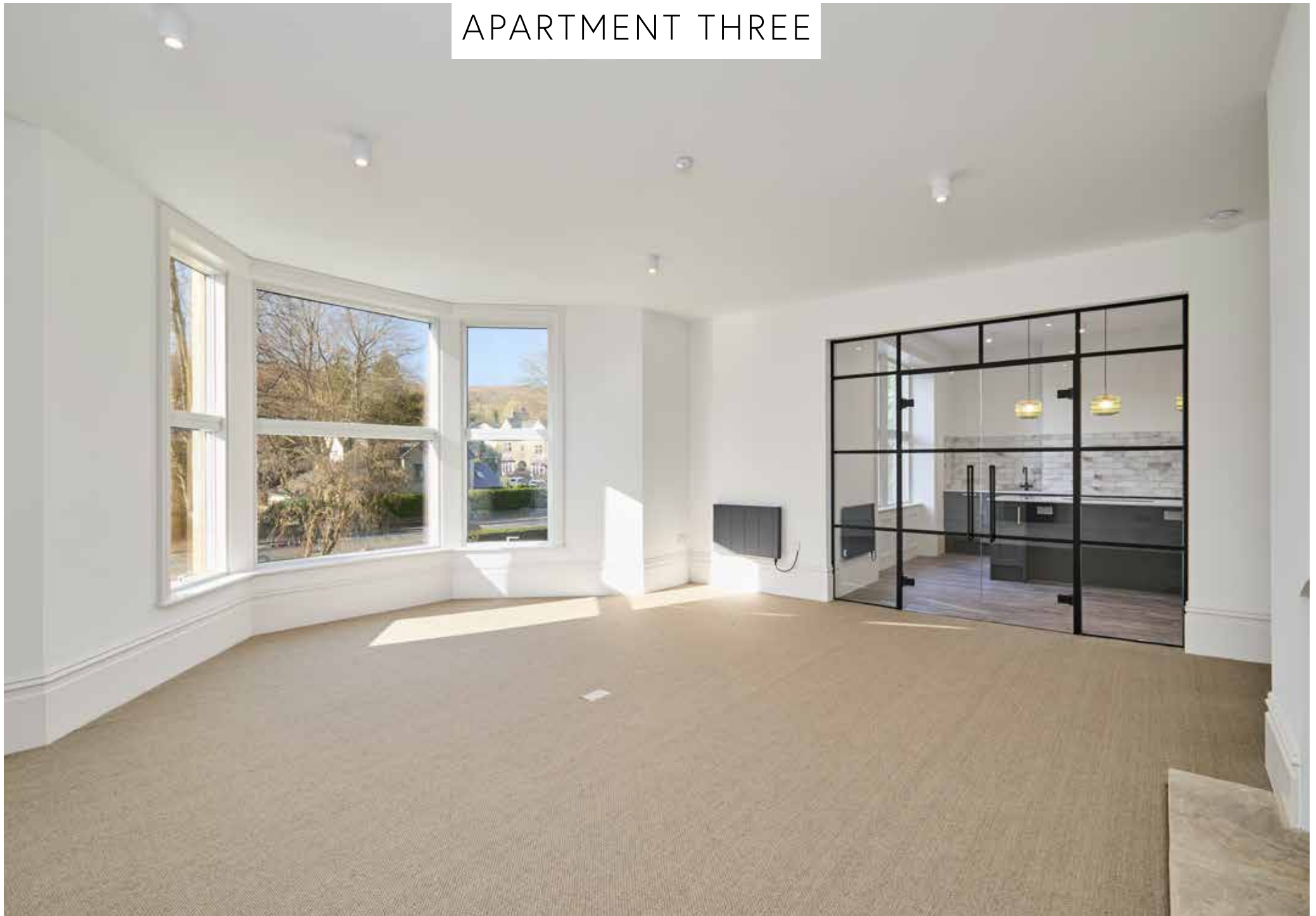




- Ground floor living accessed off a stunning hall
- Gracious and generous proportions
- Stunning south facing living room - full of character
- Beautifully appointed kitchen with glorious views
- Two large double bedrooms - one ensuite
- A statement home exuding space and style



APARTMENT THREE

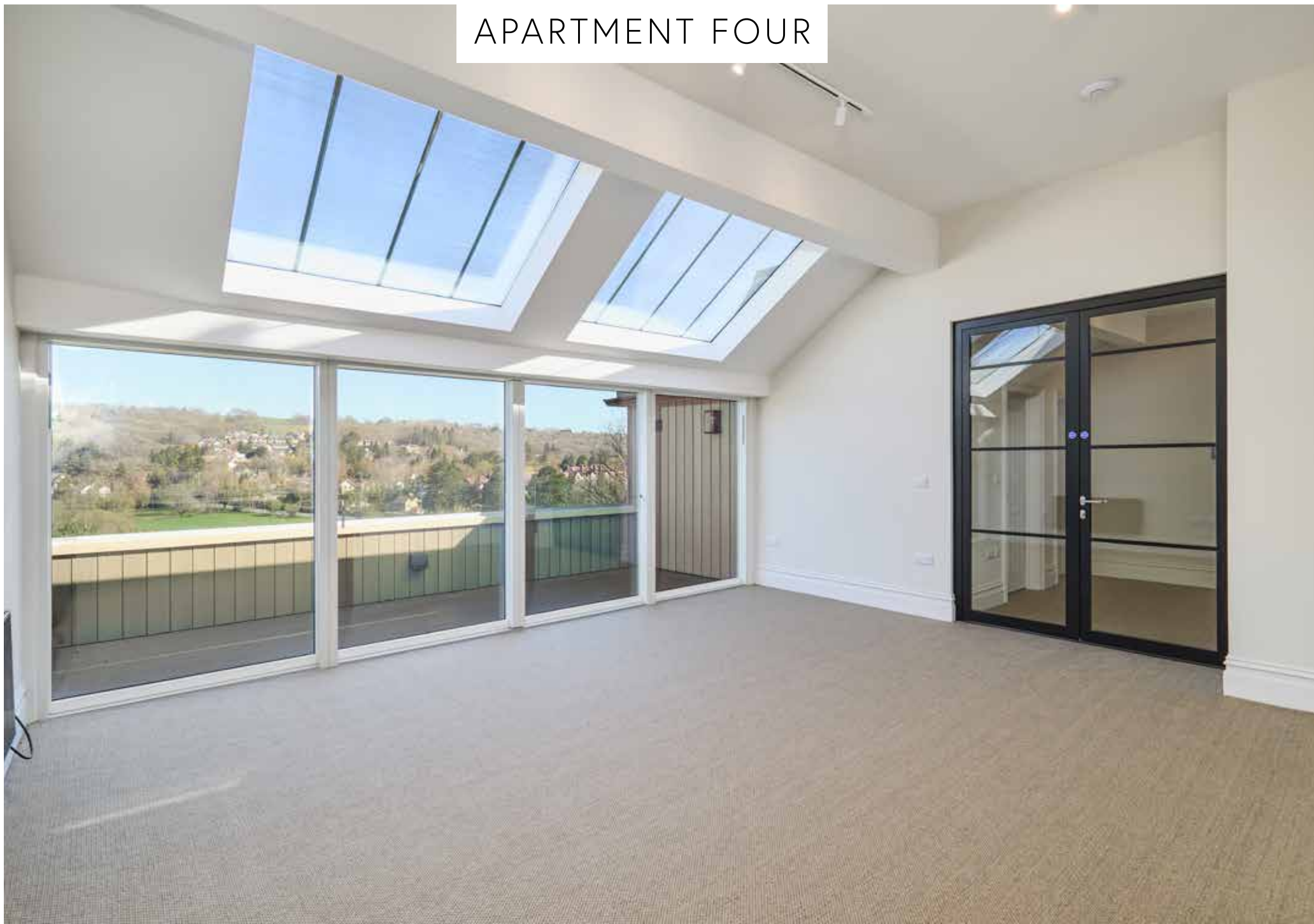




- Blending modern living with Victorian character
- Free flowing south facing principal accommodation
- Two lovely bedrooms, one with an adjacent study
- Far reaching aspects across the gardens
- Space to live. Space to entertain



APARTMENT FOUR

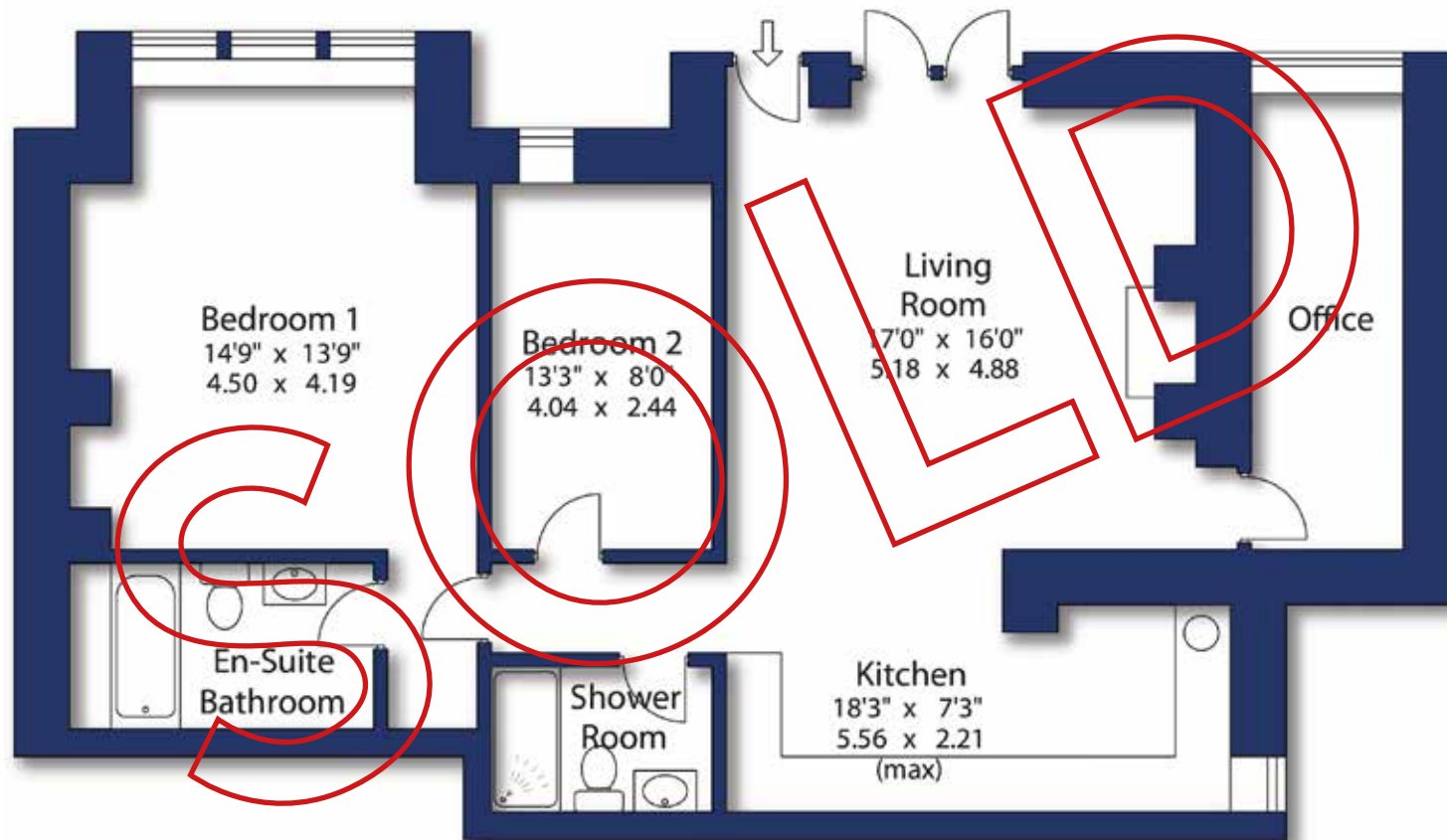




- A unique home - close to the heart of town
- Luxurious Penthouse with stunning views
- Full width balcony overlooking The Wharfe
- Open plan living full of space and light
- Two charming bedrooms - both ensuite



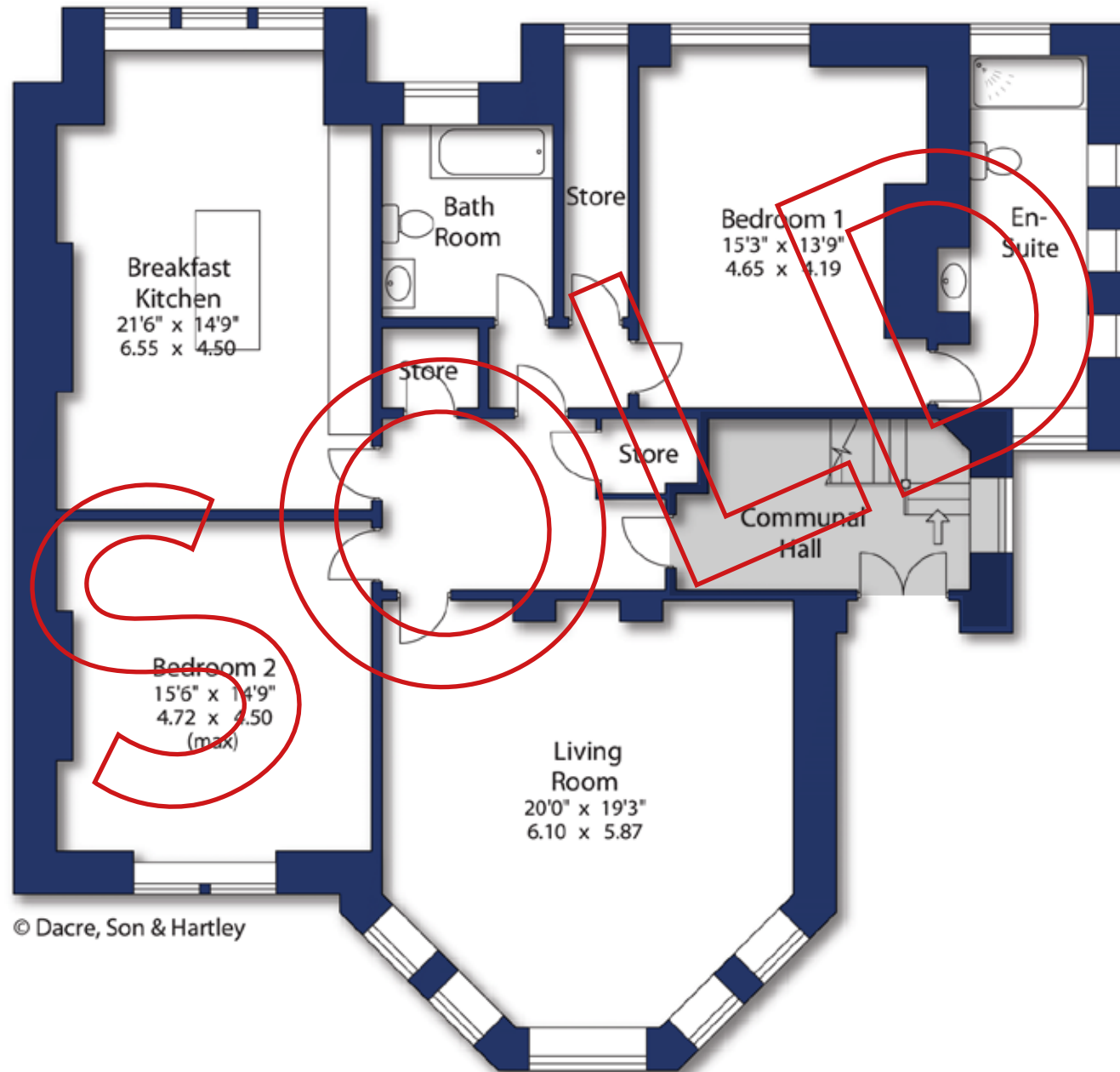
APARTMENT ONE



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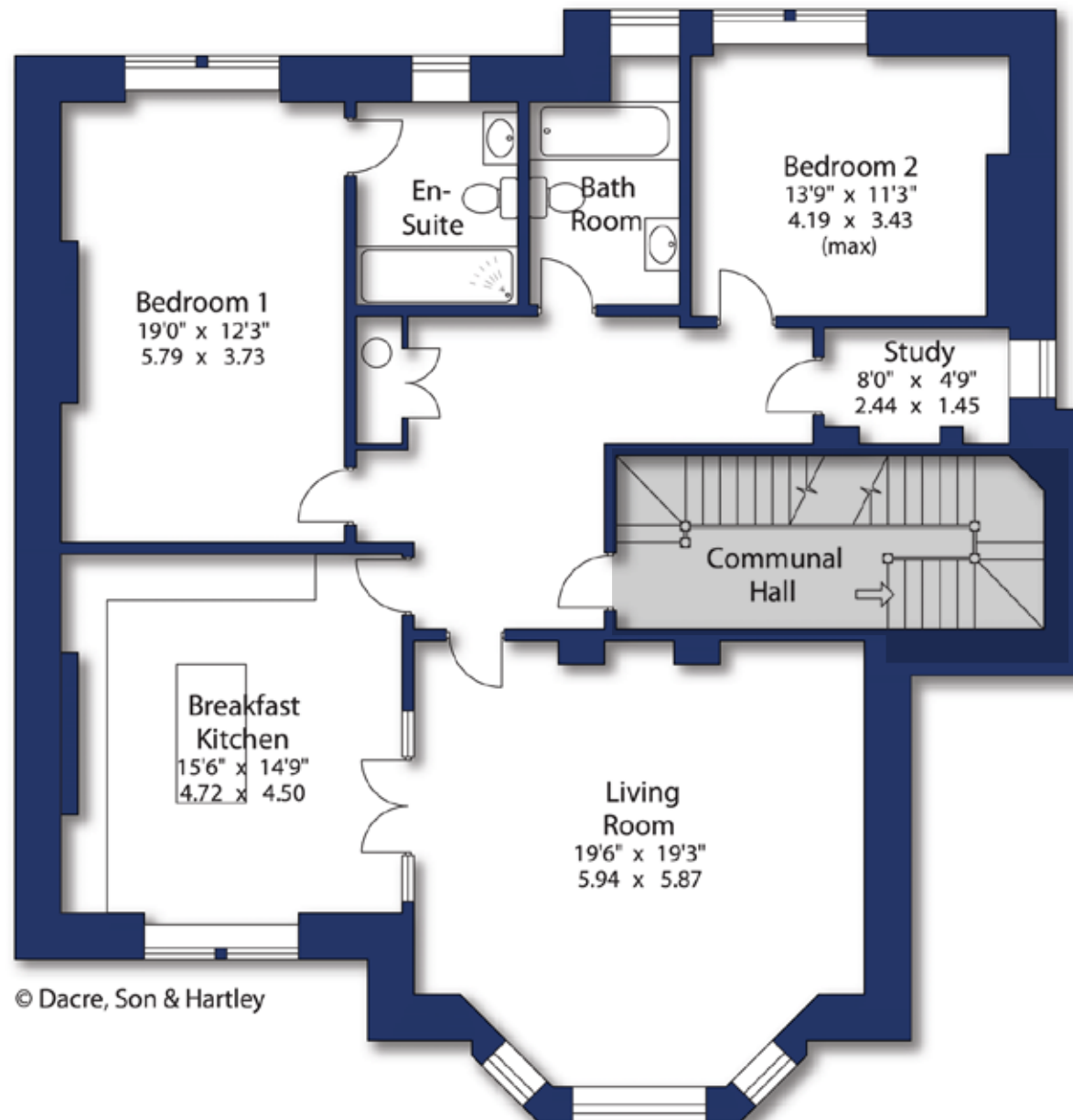
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	51 E
21-38	F		
1-20	G		

APARTMENT TWO



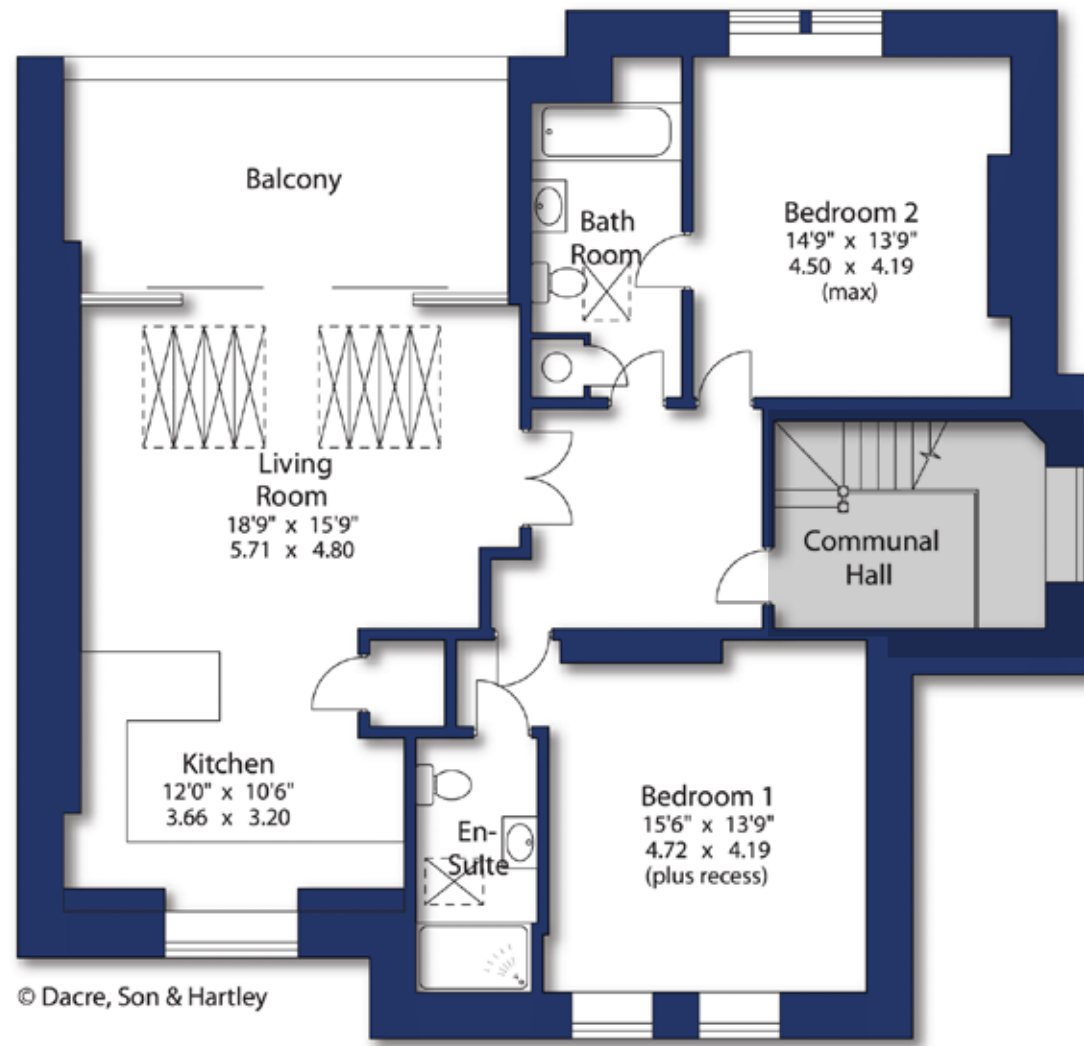
Score	Energy rating	Current	Potential
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81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	53 E
21-38	F		
1-20	G		

APARTMENT THREE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	< 60 D	< 60 D
39-54	E		
21-38	F		
1-20	G		

APARTMENT FOUR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	SB D	SB D
39-54	E		
21-38	F		
1-20	G		

SPECIFICATION

Kitchens

- Individual and thoughtfully designed layouts
- Apartments 2,3,4 include integrated breakfast bar
- Quartz work surfaces, contrasting wall tiling and 1 1/2 bowl under mount sink with mixer tap
- Soft-close hinges to drawers & cupboards
- Contemporary downlighting / lighting tracks
- Integrated Zanussi single oven to all apartments, with integrated microwave to apartments 1 & 2. Zanussi 4 zone integrated induction hob
- Integrated fridge & freezer (separate free standing fridge to unit 4), dishwasher and washing machine
- Luxury VT flooring, wood effect



Storage cupboards

- Ample storage cupboards to all Apartments, cleaners store to underside of communal stairs

Bathrooms & En-suites

- Luxury bathroom and ensuite shower room to each apartment
- Kaldwei enamelled bath with tiled panelling, Aqualla matt black mixer taps, fixed shower heads and wall mounted handheld shower
- Low profile Laufen shower trays with Kudos black trimmed glass screens and Aqualla matching fixed shower head and hand held shower
- Contemporary washbasin and mixer tap; feature back-lit mirror, shaver socket
- White wc pan with soft close seat, dual function flush
- Electric towel rail in black
- Contemporary tiling, full height to baths and showers surrounds
- Extract ventilation
- Wood effect Luxury VT to floors
- Contemporary surface mounted downlighting

Interior finishes

- Original Victorian solid internal doors, refurbished, with bronze beehive handles to apartments 2 & 3

- New "Mexicano" internal doors to apartments 1 & 4, with contemporary matt black door furniture
- Original Victorian architraves and ceiling roses to apartments 2 & 3
- New skirtings sized to room size and height
- Herringbone weave fitted carpets to hallways, bedrooms and living rooms (Luxury VT to apartment 1 living room)
- Glazed crittal style feature screens to apartments 3 & 4
- Feature balcony to unit 4, with fully retractable glazed sliding doors, decking and external lighting and power

Heating and Hot Water

- Electric slimline aluminium anthracite wall mounted heaters to all living, bedroom and hall areas, with wifi / app controls
- Electric dual pump 210 litre capacity programmable hot water cylinders

Security

- Integrated fire and smoke alarms to each apartment
- Video entry system to Apartments 2,3,4

Electrics

- Contemporary surface mounted downlighters and lighting tracks
- Generous provision of double sockets throughout

Media & Services

- Mains electric, water & drainage to each apartment (no gas)
- The development is served by 1 no. fibre BT / EE broadband line per apartment. Connection and contract terms at occupiers cost.
- Pre-wired broadband / wifi infrastructure, with wifi access points to each room, and ethernet connection for TV

Building specification

- A comprehensive refurbishment and remodelling of a prestigious Victorian "villa", carried out by P S Armstrong Contractors Ltd, including:
- New roof, gutters and downpipes
- Repointing
- Relined chimneys to apartment 1, 2 and 3
- Stone clean
- New Velfac triple glazed dual aluminium / wooden windows. N.B. Some exclusions may apply
- New floor slab, DPC and insulation to Unit 1
- New acoustic and thermal insulation to external walls, floors and ceilings
- New separately metered incoming electrics, wiring, lighting and power to each apartment. Separate metered supply to common parts

- New separately metered water supply to each apartment.
- Re-plastered throughout
- Sympathetic co-ordinated decoration scheme
- New bespoke timber staircase
- New floor coverings

Entrance area (apartments 2,3,4)

- Re-glazed Timber vestibule
- Feature floor tiling
- Post boxes
- Video intercom and door release
- Cleaner's store
- PIR feature lighting
- Background panel heating to hallway and landings

Parking

- Two allocated car parking spaces per unit
- One EV car charging bollard, serving the visitor space
- External lighting to car park entrance, and parking bays

Garden and Grounds

- Low maintenance planted areas to the southern aspect
- New heritage style metal fencing and timber fencing to boundaries



- Lawn and flagged area to rear, with low level illumination and power socket
- External water supply
- Enclosed timber bin store

Exclusive to Apartment One

- Private upper flagged terrace and lawn, with stone wall and metal heritage style gate

DIRECTIONS

From our office in the centre of town proceed down The Grove to the junction with Skipton Road. Continue ahead, passing through the pelican crossing and Fairleigh will be seen to the right hand side.

Distance from Fairleigh	Miles
LEEDS	17
BRADFORD	14
HARROGATE	18
YORK	36
SKIPTON	10
LEEDS BRADFORD INTERNATIONAL AIRPORT	10



Viewing

Please contact the sole agent's Ilkley Office on 01943 600655. Alternatively, Patrick McCutcheon can be reached on **07801 522184** or by email **pjm@dacres.co.uk**

Local Authority & Council Tax Band

The City of Bradford Metropolitan District Council, Council Tax Band TBC

Tenure

Leasehold

250 year lease

Lease holders own the management company. Managing agents will be appointed to administer the effective operation and maintenance of the communal facilities, for which a service charge will be levied and apportioned to the benefit offered.

Peppercorn ground rent

The property is located within Ilkley Conservation Area

Internet & Mobile Coverage

Information obtained from the Ofcom website indicates that an internet connection is available from at least one provider. Mobile coverage (outdoors), is also available from at least one of the UKs four leading providers. For further information please refer to: <https://checker.ofcom.org.uk/>

Services

Mains electricity, water and drainage are installed. Please also see specification summary.

Flood Risk

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 - Flooding from reservoirs is unlikely 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. Extensive information on all of our properties can be viewed online at dacres.co.uk

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use any alternative provider), Dacre, Son & Hartley reserves 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 they may otherwise be.

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.

SOLE SELLING AGENT

DACRE, SON & HARTLEY
EST. 1820

Patrick McCutcheon 01943 600655

A DEVELOPMENT BY

**TURNER
DEVELOPMENTS**

DISCLAIMER

1/ These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 2/ You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff, unless we confirm the matter in writing. 3/ All illustrations are for identification purposes only and are not to scale. 4/ Measurements have been obtained during the build programme and may be subject to variation due to finish levels. They are quoted in imperial to the nearest 3 inches. Metric conversions are approximate. They should not be relied on as being sufficiently accurate for sizing of floor coverings etc. 5/ There is no implication that an item is included within the sale by virtue of its inclusion within any photograph or CGI image. 6/ The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.



FAIRLEIGH

112 Skipton Road, Ilkley

PRICE LIST

7TH JULY 2025 V2

APARTMENT ONE	Stylish ground floor accommodation, two bedroom, one with ensuite. Private terrace and lawned garden.	Sold
APARTMENT TWO	Ground floor living with two large double bedrooms - one ensuite.	Sold
APARTMENT THREE	South facing principal accommodation with two bedrooms, one with an adjacent study.	£609,950
APARTMENT FOUR	Luxurious Penthouse with full width balcony. Two charming bedrooms - both ensuite.	£565,000

Please note that prices and specification may be subject to change without notice. Please enquire if the latest position and availability.

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