DACRE, SON & HARTLEY
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OVER 200 YEARS OF YORKSHIRE PROPERTY



6 Maufe Way, Ilkley

Enjoying an ideal location close to central Ilkley, is this three bedroom townhouse providing excellent flexibility with integral garage and front and rear gardens.

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6 Maufe Way, Ilkley, West Yorkshire, LS29 9SL

Skipton 11 miles, Harrogate 18 miles, Leeds 18 miles (all distances approximate)

Guide Price: £500,000

- Ideal central location
- Flexible living accommodation
- Three bedrooms
- Front and rear gardens
- Garage and off street parking







General Remarks

6 Maufe Way occupies a fabulous position on the edge of Ilkley's town centre – tucked away in a discreet setting, just a few minutes' walk from central amenities and the railway station with its Leeds and Bradford connections – and yet the house benefits from relative tranquillity with a rear terrace and lawned garden to the front.

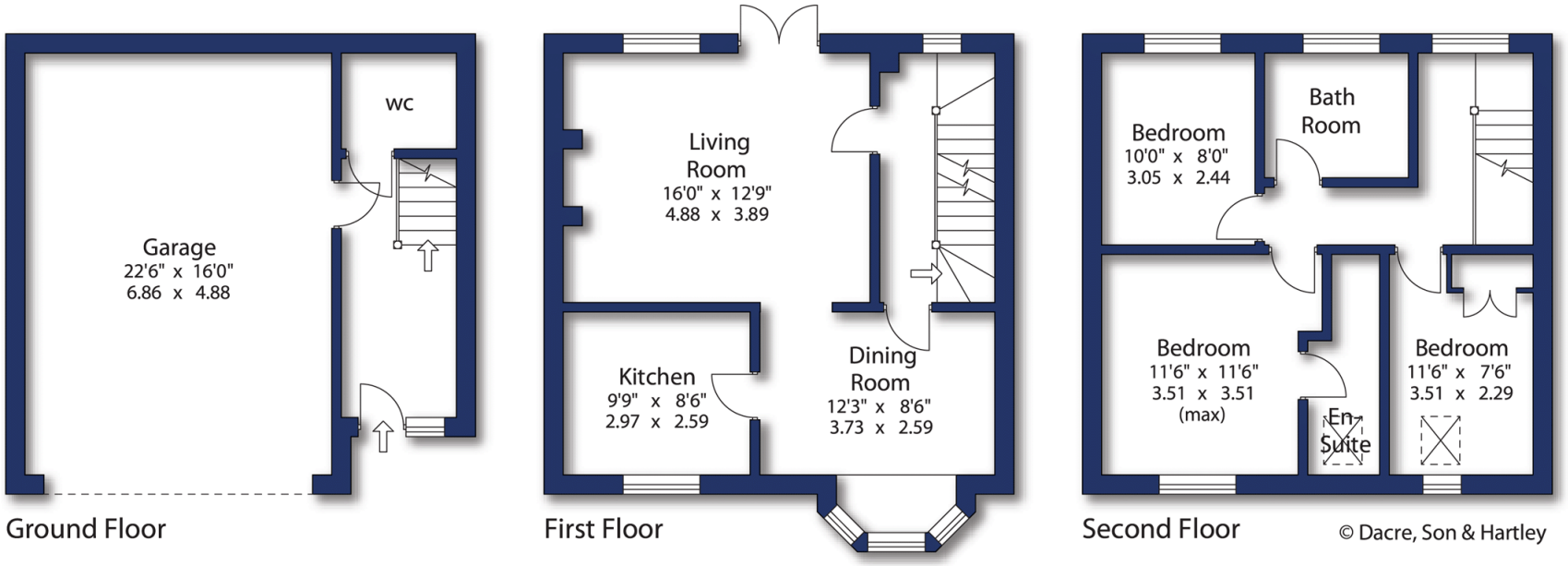
Built in the late 1990s, Maufe Way forms an attractive Mews of mostly three storey homes set in what were the former gardens of the historic and Grade II listed Ilkley Hall. The accommodation on offer is planned over three floors and provides a superb opportunity and good degree of flexibility. The accommodation briefly comprises to the ground floor, a welcoming entrance hall with WC and direct access to the integral garage. The living accommodation is found on the first floor with a spacious living room having patio doors leading out to the rear garden, fitted kitchen and dining room. To the second floor there are three bedrooms, one with ensuite, and house bathroom.

Ilkley's town centre is renowned for its first-class shopping environment where 'High Street' stores rub shoulders with a colourful mix of independent shops. There are comprehensive dining opportunities, along with a local cinema, theatre and the Winter Gardens. The town has highly regarded schools, and private schools for children of all ages are within comfortable travelling distance.

Ilkley is surrounded by some of the finest countryside in the region - the River Wharfe and rugged moors offering many an opportunity for rural pursuits including walks, mountain biking and road cycling. Local clubs cater for traditional sports such as hockey, rugby, tennis and golf.

Beyond this wonderful setting the town forms an ideal base for the West Yorkshire business traveller, with the local cities of Leeds and Bradford, as well as nearby Harrogate, all being within comfortable commuting distance. From Ilkley station there are frequent services throughout the day into both local cities, and from Leeds there are connections to London King's Cross throughout the day. Leeds Bradford International airport is 10 miles away.

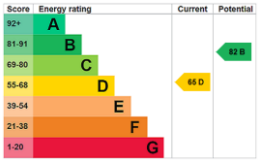
Floorplans



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Dacres Surveys
Call for a quote
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Contact us

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Directions

From our offices proceed up Wells Road and after 300 yards turn left onto Skelda Rise and then second left onto Maufe Way. What3Words: flaunting.wool.prosper

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- The property is located within the Ilkley conservation area.
- There is a right of way at the rear of the property.
- There is a right of access through neighbouring properties rear gardens.
- All mains services installed with gas fired central heating
- Integral garage and off 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.

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