

THE NEW DETACHED HOUSE

Kings Road, Ilkley



An impressive newly built five bedroom family home, combining contemporary design with a comprehensive specification, including environmentally friendly features.

The internal imagery throughout is of the adjoining plot and will be updated when this plot is more complete.

DACRE, SON & HARTLEY
EST. 1820

Patrick McCutcheon FNAEA



ACCOMMODATION SUMMARY

Spacious Reception Hall with oak and glass finished staircase off to the first floor gallery landing; Cloakroom fitted with a two-piece suite; dual aspect Living Room with aspects onto the fore garden; Living Kitchen – breathtaking in its proportions with broad sliding doors leading out to a south facing terrace and with Velux roof lights helping to flood this generous space with additional light; Laundry Room with rear and garage access; integral Double Garage.

First Floor: Landing; Principal Bedroom with lovely views across town towards the hills above Middleton; Dressing Room; Luxury Ensuite Bathroom with feature central bath and walk-in shower cubical; Guest Bedroom Suite with Shower room off; three further double bedrooms including one with Juliet balcony; four-piece House Bathroom.

Outside: Double width driveway parking with EV charge point. Integral garage; fore garden and delightful south facing rear garden with an expansive terrace, lawn and flower borders.



A STUNNING CONTEMPORARY HOME WITH A THOUGHTFUL AND HIGH SPECIFICATION

This stunning new family home forms part of the latest scheme by Burley Developments – a highly regarded firm who have undertaken numerous impressive schemes across the area over the years.

The New Detached House has been designed to provide light-filled, free flowing accommodation, extended to C. 2570 sq.ft. and with the ground floor offering a well-proportioned living room complimented by a stunning living kitchen, with broad sliding doors to the southern side which flood the room with light. An attractive reception hall with oak and glass finished staircase connects the two and also provides access to the ground floor cloaks. A large laundry room interconnects between the living kitchen and the property's integral double garage.

Five first floor double bedrooms are ideal for the needs of a family, with two of the rooms having luxury ensuite facilities. Bedroom One also boasts its own dressing room. Outside the property is complemented by delightful gardens, south facing to the rear where there is a generous terrace accessed directly from the living kitchen. There is parking for a couple of cars on the driveway, where there is an EV charging point.

In addition to thoughtful design, the property is built to high levels of insulation, with low maintenance aluminium framed double glazed windows throughout (with the exception of the roof lights), whilst the ground floor has the advantage of underfloor heating provided by the eco-friendly air source heat pump which also supplies domestic hot water.

LOCATION



CENTRAL ILKLEY | 1 Mile | LEEDS | 17.5 Miles | HARROGATE | 18 Miles

This impressive home is set towards the western side of Ilkley – a highly regarded area of town from where there is ready access via Hebers Ghyll on to the dramatic Ilkley Moor. The town centre is around a quarter of an hour's walk away and

home to a comprehensive range of retail amenities – 'high street' brands rubbing shoulders with a colourful array of independent shops. These are complemented by excellent social amenities including a broad choice of restaurants, cafes and tearooms. The town even has its own independent



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THE REGION

cinema. Sports clubs cater for numerous activities including swimming, cricket, rugby and golf, whilst the beautiful countryside of Wharfedale offers many an opportunity for rural pursuits, challenging walks, mountain and road cycling. For the commuter Ilkley benefits from excellent rail

services into both Leeds and Bradford, and from the former there are frequent services throughout the day to London Kings Cross – meaning an early start in the capital is a realistic (if occasional), option.





SPECIFICATION

External walling finished in natural stone beneath a natural blue slate roof

High performance aluminium windows in anthracite grey

Electric Velux roof lights

Aluminium triple sliding doors to the living room

Composite front and rear doors with multipoint locking

Spacious integral double garage with remote control and insulated door

Services and Environmental

Mains electricity, water and drainage are installed.

Thermal insulation to current building regulations as a minimum

Generous provision of electrical sockets

TV and wired data points in the principal rooms and bedrooms

Domestic hot water and heating provided by an electric air source heat pump, designed to provide an energy efficient and sustainable solution

Under floor heating to the ground floor and radiators to the first floor

Electric under floor heating to the bath/shower rooms with dual fuel heated towel warmers.



Kitchen

A generous developer's allowance will be provided for kitchen and utility room fit out and design, giving the buyer a rare opportunity to customise their design. N.B. Cost over allowance will be chargeable

Bath/Shower Rooms

High quality sanitary ware principally by Villeroy-Boch and Duravit. Hansgrohe showers

Main ensuite features Naturepanel waterproof oak wall panels – FSC certified for sustainability

Second ensuite again featuring FSC certified waterproof wall panelling and contemporary matte black finished fittings

House Bathroom, half tiled with porcelain wall tiles

External and Garaging

Grassed front and rear gardens with feature planting

Large natural stone paved terrace adjacent to the house

Marshalls 'Savanna' block paved driveway

External taps and power supply

Electric vehicle charging point

Warranty

Individual appliance warranties

10 year LABC New Homes Warranty

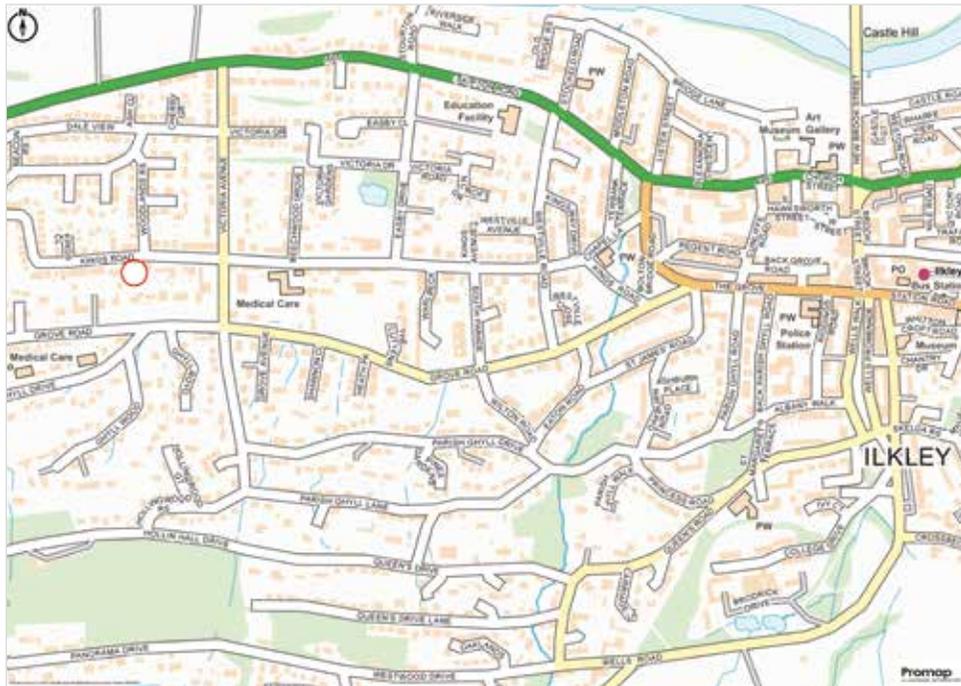




FLOORPLANS



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. 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.



DIRECTIONS

From our office in the heart of town head westward down The Grove and as the road bends to the right carry straight on, on to Grove Rd. Proceed for three quarters of a mile and at the cross roads turn right on to Victoria Avenue, then first left on to Kings Road. The property is to the left after 75 yards or so.

What3Words merchant.ruling.wages

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

Freehold.

The property is located within the Ilkley conservation area.

SERVICES

Mains electricity, water and drainage are installed.

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 - Flooding from reservoirs is unlikely in this area.

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.

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.