



5 Moorlands, Westwood Drive, Ilkley

Set within this sought after development backing on to Ilkley Moor and yet within walking distance to the town centre, is this substantial detached home providing extensive and versatile accommodation that could be utilised to accommodate a wide range of buyers' requirements, set within mature gardens and providing direct access to Ilkley Moor.

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

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5 Moorlands, Westwood Drive, Ilkley, West Yorkshire, LS29 9QZ

Skipton 10.5 miles, Harrogate 18 miles, Leeds 19 miles (all distances approximate)

Guide Price: £1,050,000

Accommodation

Ground Floor: Entrance Hall; Cloakroom/WC; Double Bedroom with Dressing Area and Ensuite Shower Room; Snug/Office. Double Bedroom with Ensuite Shower Room and Sauna; Utility Room; access to Integral Garage.

First Floor: Dining Kitchen; Dining Room; Sitting Room; Sun Room; two Double Bedrooms; Single Bedroom; House Bathroom; Storage cupboards.

Second Floor (accessed externally): separate Office Space/ Annexe Accommodation with Ensuite Shower Room.

General Remarks

This fantastic family home provides generously proportioned accommodation that could be used to accommodate a wide range of buyers' requirements, particularly those that may require annexe style accommodation, set within a superb position on this desirable development which backs on to Ilkley Moor.

The accommodation is arranged over split levels and includes to the ground floor, an entrance hall with WC, large bedroom with dressing area, sliding doors to a rear patio, and en-suite shower room, as well as a further double bedroom which is currently used as a study. Steps lead from the entrance hall to the lower ground floor where there is access to the integral double garage, a utility room, and a large double bedroom with access to the rear garden as well as a shower room and sauna.

Stairs to the first floor lead to the dining room with galleried landing area with a full height window, a bright dining kitchen and large sitting room with glazed sliding doors providing access to a sun room with pleasant views into the mature gardens and access to a decked rear terrace.



Steps from the galleried landing area lead to the second floor where there are a further two double bedrooms, one of which is currently used as a snug, a single bedroom and modern house bathroom. Accessed from the outside, a staircase leads to a fabulous self-contained space with ensuite shower room which provides fantastic ancillary/annexe accommodation or perhaps a home office.

To the outside, the property has driveway parking and access to the double garage whilst mature gardens and various seating areas wrap around the property with the unusual advantage of having private access to Ilkley Moor.

The former Victorian spa town of Ilkley enjoys a highly desirable setting in the heart of Wharfedale – a location which provides ready access to some of the region's finest open countryside whilst being within comfortable daily travelling distance of business centres as far apart as Leeds, Bradford and Harrogate. The town is well known for its first class shopping and also has comprehensive social and recreational amenities, a broad choice of sports clubs and a highly regarded schooling system, although there is also private schooling for children of all ages within comfortable daily travelling distance. A central railway station provides frequent services throughout the day into the local cities of Leeds and Bradford, whilst for those who need to travel further afield Leeds Bradford International Airport is just some 11 miles distant.







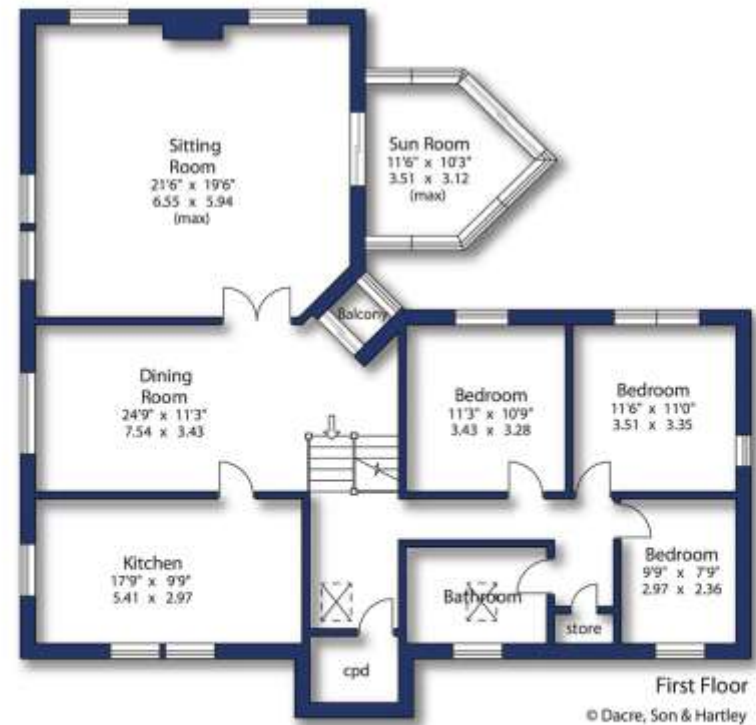
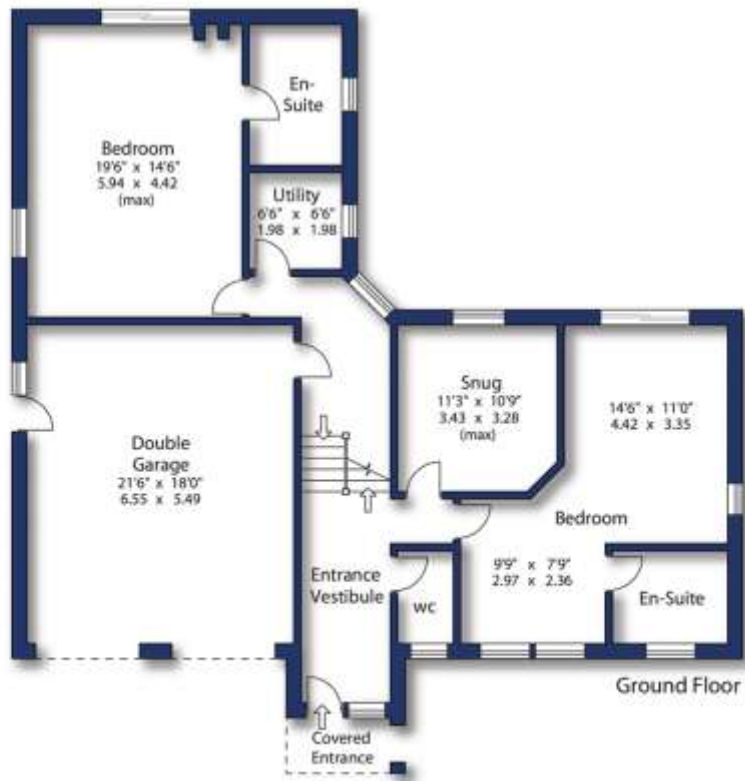
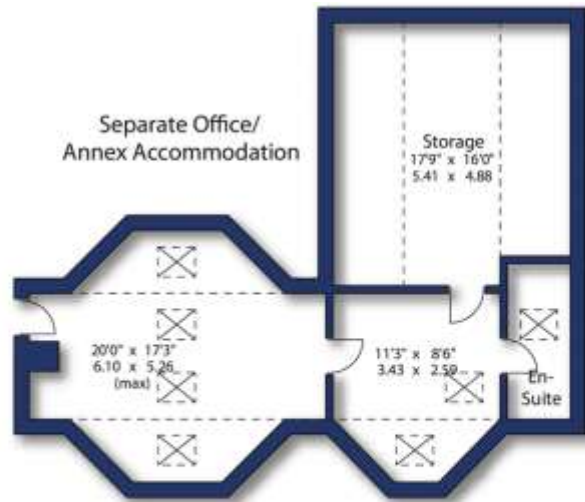








Floorplans





Directions

From our offices in Ilkley town centre proceed up Wells Road towards Darwin Gardens. Continue over the first cattle grid, then proceed over a second cattle grid and then as the road bends round to the right carry straight on, onto Westwood Drive. Moorlands is the first road to the left and the property is located on the left hand side. What3Words shoebox.replenish.takers

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council, Council Tax Band G

Tenure, Services & Parking

- Freehold
- All mains services installed with gas fired central heating.
- Integral double garage and driveway 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](https://www.gov.uk/government/organisations/department-for-environment-food-rural-affairs/departments/department-for-environment-food-rural-affairs/department-for-environment-food-rural-affairs-check-for-flooding-in-england)

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.

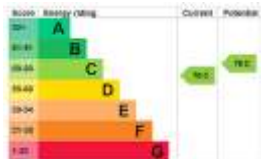
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We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. 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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