

8 Moorlands, Westwood Drive, Ilkley

Located close to Ilkley Moor and within walking distance to the town centre is this superb family home providing spacious, versatile accommodation arranged predominantly over three levels with enclosed southerly facing garden, conservatory, balcony with far reaching views and integral double garage.

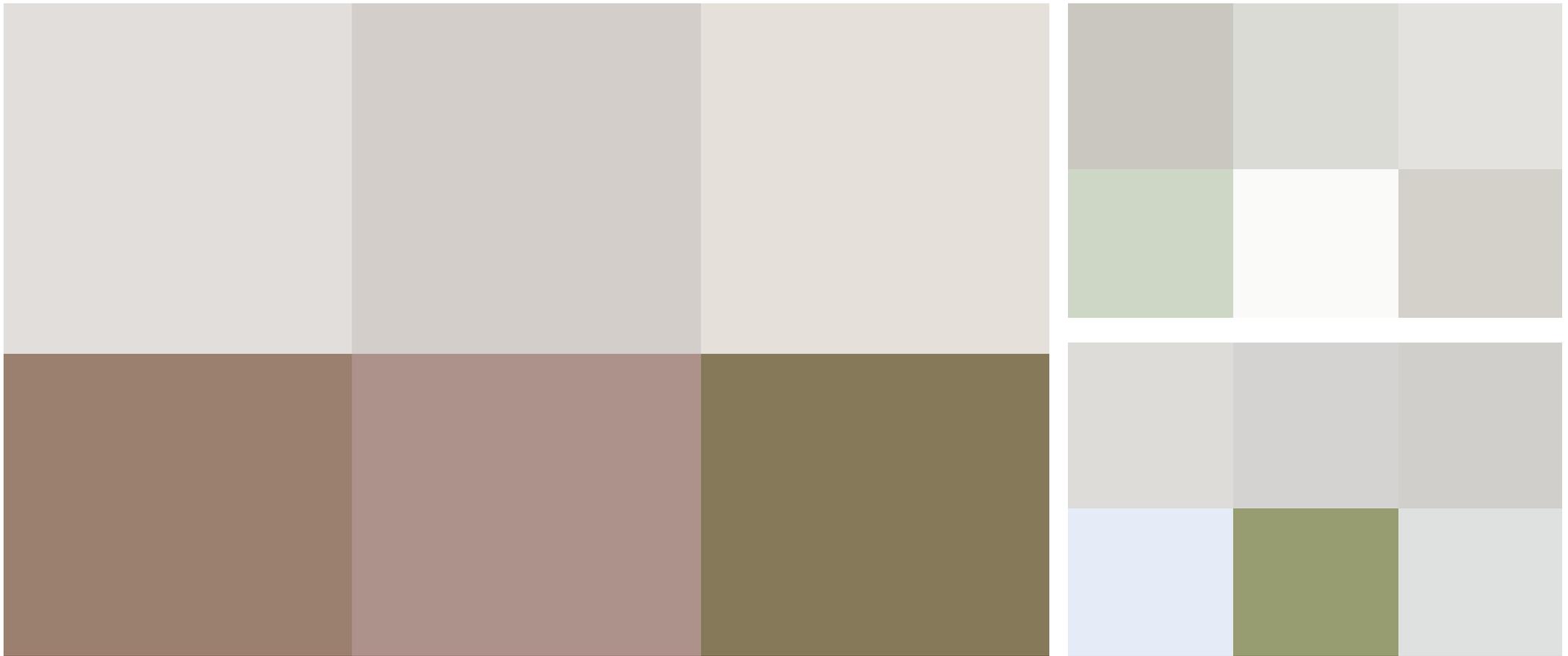
1-5 The Grove, Ilkley, West Yorkshire, LS29 9HS

Tel: 01943 600655

Email: ilkley@dacres.co.uk

dacres.co.uk



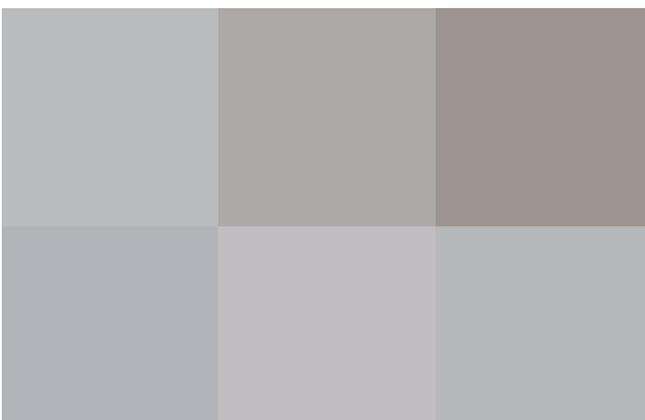
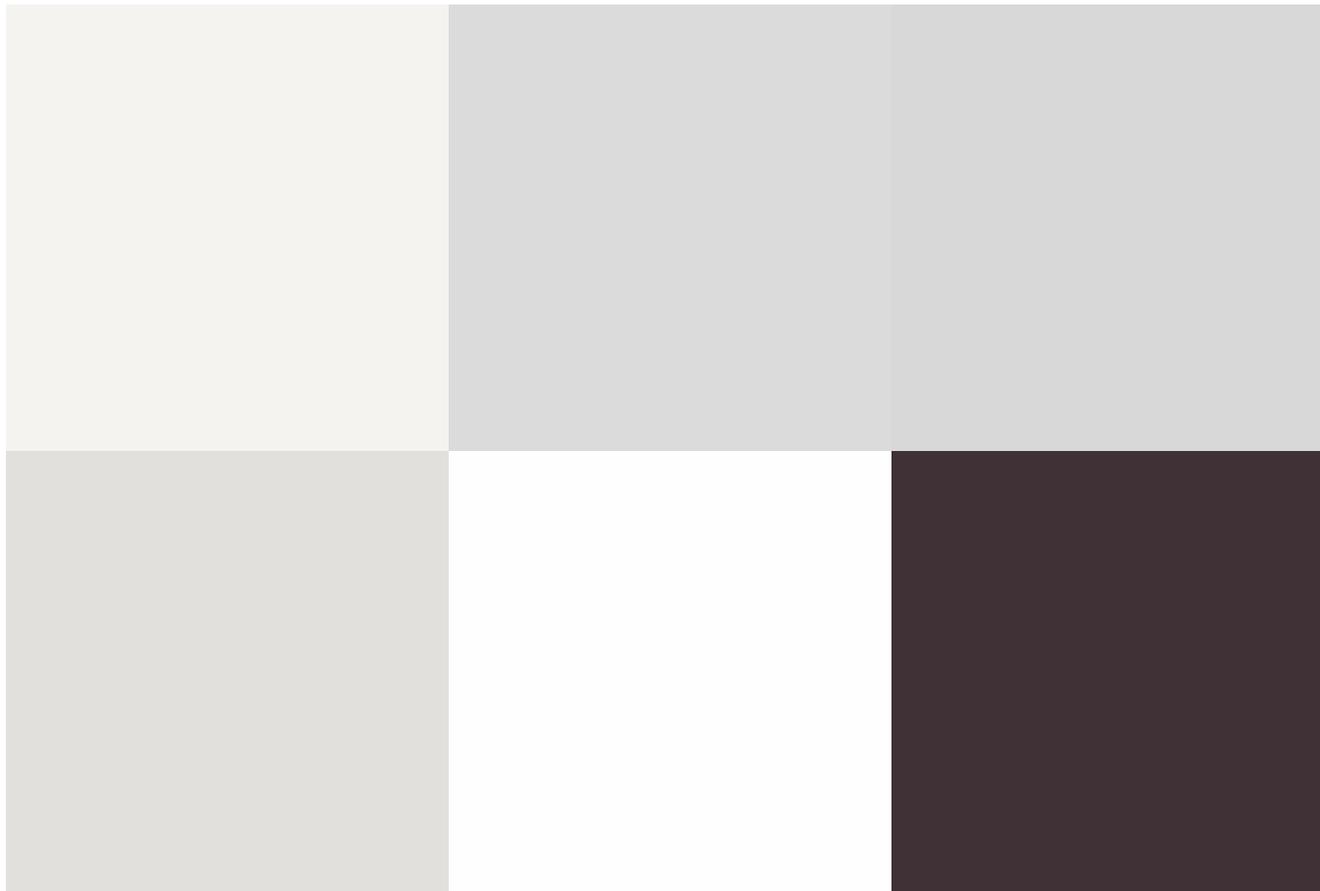
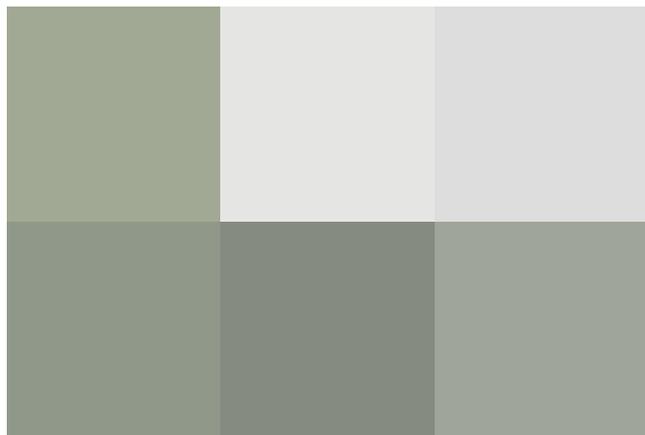


8 Moorlands, Westwood Drive, Ilkley, West Yorkshire, LS29 9QZ

Skipton 11 miles, Bradford 12.5 miles, Harrogate 17.5 miles, Leeds 19 miles
(all distances approximate)

Guide Price: £875,000

- Four bedroom detached family home
- Spacious and versatile accommodation
- Within walking distance of the town centre
- Conservatory and balcony
- Southerly facing enclosed garden
- Integral double garage and ample parking
- Far-reaching views
- One owner from new



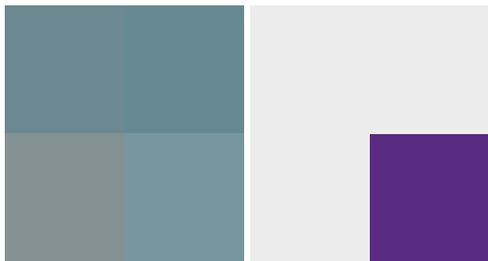
General Remarks

This spacious home boasts a flexible layout that is sure to appeal to a wide range of purchasers. In brief, the accommodation includes, a light and airy entrance hall leading to a new utility room with fitted cupboards, plumbing for a washing machine and separate dryer. The entrance hall gives internal access to a very large integral double garage. On the upper ground floor is a modern fitted breakfast kitchen with integrated appliances and ample wall and base units. Leading off the central hallway are a dual aspect family room/snug with sliding patio doors and a large triple aspect reception room, currently arranged into sitting and dining areas with a balcony and feature fireplace. To this floor there is also a conservatory with far-reaching Wharfedale views and a guest cloakroom. Generous bedroom accommodation is found on the first floor with a large dual aspect master bedroom and a luxury en-suite shower room. The house bathroom and two further double bedrooms are also on this floor. One is double aspect and has built in furniture. To the second floor is a very substantial double bedroom with study area and a bay window seat affording moorland views, Velux windows, fitted furniture and insulated eaves storage. Externally, there is generous parking for three cars in front of the house with visitor parking to the side.

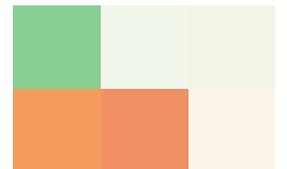
The gardens, lying principally to the south and east of the property, have various lawn and seating areas, tiered mature planting and a feature wildlife pond. There is a large wrap-around stone flagged patio which has direct access from the conservatory and reception rooms. To the west side of the property is another patio and lawned area with access to the rear garden. Nearby steps at the entrance to Moorlands provide direct access onto Ilkley Moor.

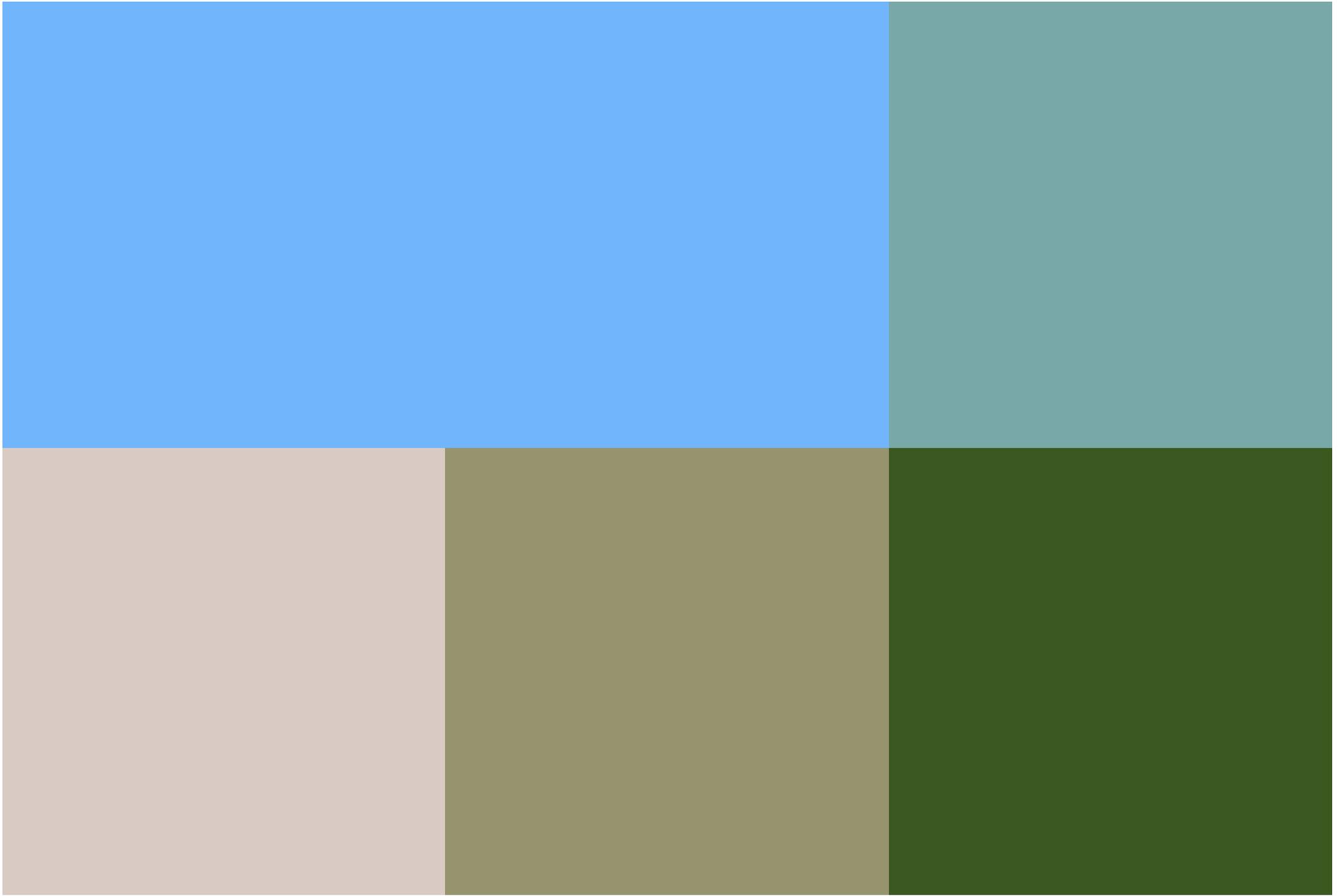
The former Victorian spa town of Ilkley enjoys a highly desirable setting in the heart of Wharfedale – a location which provides ready access to some of the region's finest open countryside whilst being within comfortable daily travelling distance of Leeds, Bradford and Harrogate. The town is well known 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, with private schooling for children of all ages within comfortable daily travelling distance. A central railway station provides frequent services throughout the day into Leeds and Bradford, with Leeds Bradford International Airport, some 11 miles distant.

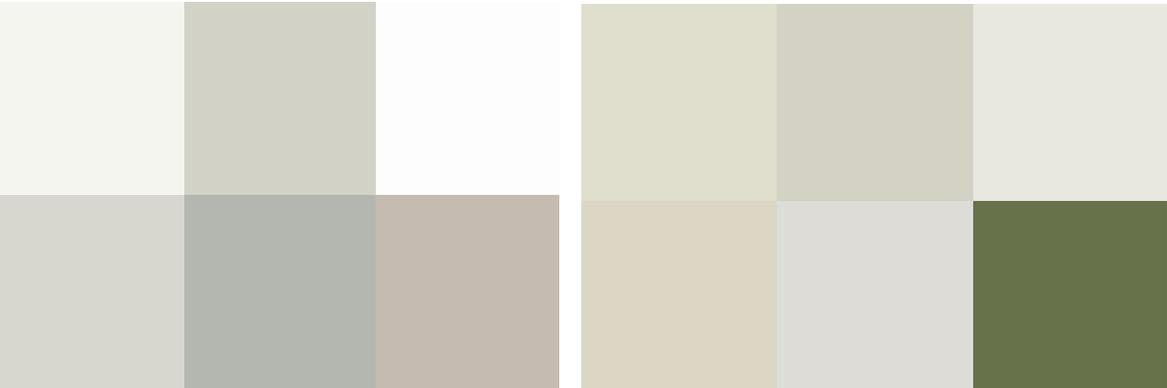
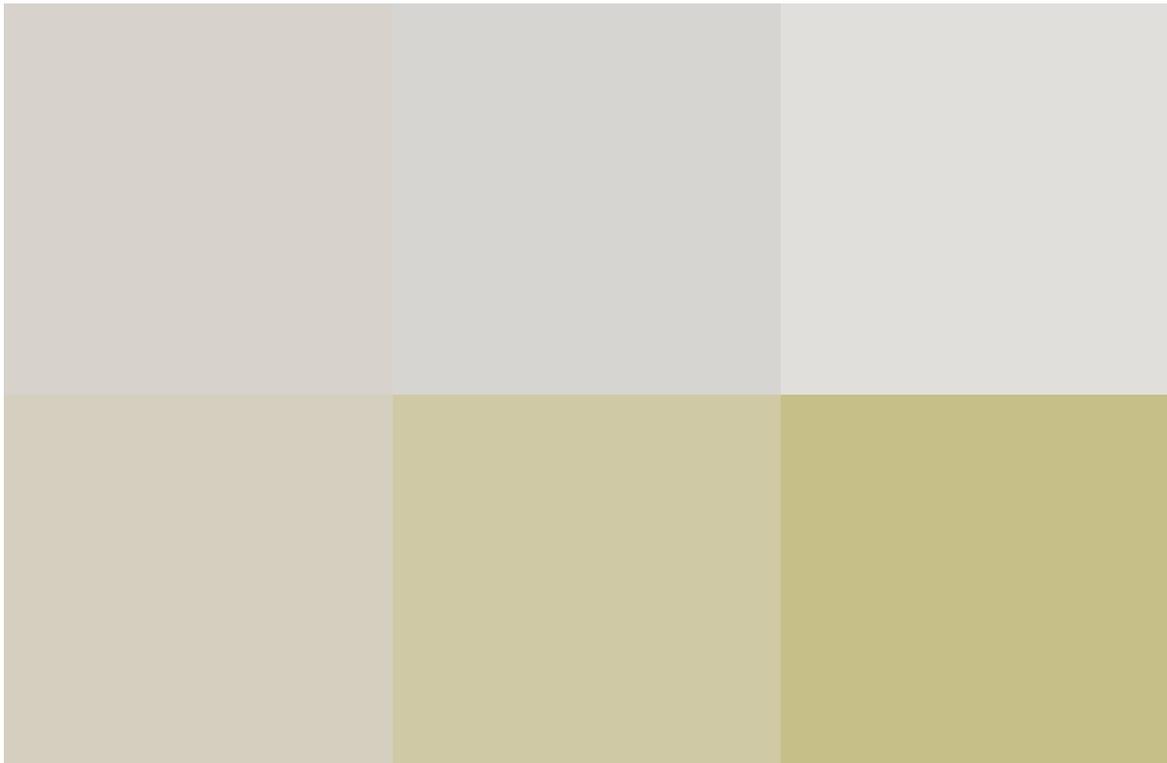
Floorplans



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01943 600655
ilkley@dacres.co.uk

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 right hand side of the cul-de-sac. What3Words: meanwhile.warms.poker

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

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 £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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