



## Deerstone, Hollin Hall Drive, Ilkley

Set within this exclusive woodland development comprising of three unique homes, Deerstone provides an exceptional and stunning home, immaculately appointed accommodation, the layout offering a great deal of flexibility with the potential for self-contained living, set within large gardens and mature woodland, in this secluded gated development to the western side of Ilkley.

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## Deerstone, Hollin Hall Drive, Ilkley, West Yorkshire, LS29 9QU

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

**Guide Price: £1,495,000**

### Accommodation Summary

Lower Ground Floor: - Entrance Hall; WC; Utility Room; Bedroom with En-Suite Shower Room and Integral Garage

Ground Floor: - Dining Kitchen; Living Room and Snug

First Floor: - Bedroom with En-Suite Bathroom; Two further Bedrooms and Shower Room.

Second Floor: - Bedroom/Second Sitting Room with En-Suite Shower Room and Storage

### General Remarks

This is a rare opportunity to acquire this superb, modern family home set within a stunning gated development of only three properties. Deerstone provides an impressive and individual home that has been further improved since its original building in 2019 to now provide an exceptional home with extensive accommodation that has been finished to a meticulous standard, arranged over four floors providing a great deal of flexibility that is sure to meet the requirements of a wide range of purchasers. The flexible nature of the property also provides the potential for self-contained living to the ground floor, if required.

The accommodation features underfloor heating throughout, and in brief includes to the lower ground floor, a spacious and welcoming entrance hall with fitted bespoke furniture, cloak room, WC, utility and access to a double bedroom with luxury en-suite, there is also direct access to the substantial, integral tandem garage (34'3" x 11'9"). To the ground floor, a hallway leads to a sitting room, snug, a most impressive open plan living dining kitchen space providing direct access to the rear garden.

To the first floor there is a luxury master bedroom with dressing room and magnificent luxury en-suite bathroom with both bath and shower, two further double bedrooms and house shower room. On the second floor there is an overall bedroom/second sitting room with large Velux windows and the convenience of en-suite facilities.



Externally the development is accessed through electric gates leading to a private driveway with ample off street parking and direct access to the large garage. The garden is predominantly accessed from the first floor and main living space with various lawned and paved seating areas making the most of this exceptional location, also providing access into the large and mature wooded gardens.

Ilkley itself requires little introduction, the community occupying a stunning location in the heart of Wharfedale amidst some of the region's most beautiful open countryside. Rugged moors and the River Wharfe offer many an opportunity for rural pursuits, whilst the town centre which is around a mile away, provides a comprehensive range of retail, social and recreational amenities. There is highly regarded schooling on offer within the town, whilst sport clubs cater for a broad range of interests. Main roads connect with the regions business centres including the East Lancashire conurbation, Harrogate, Leeds and Bradford – although both local cities are also served by frequent connections through the day from Ilkley's central "metro" railway station. Leeds Bradford International Airport is just some 9 miles.









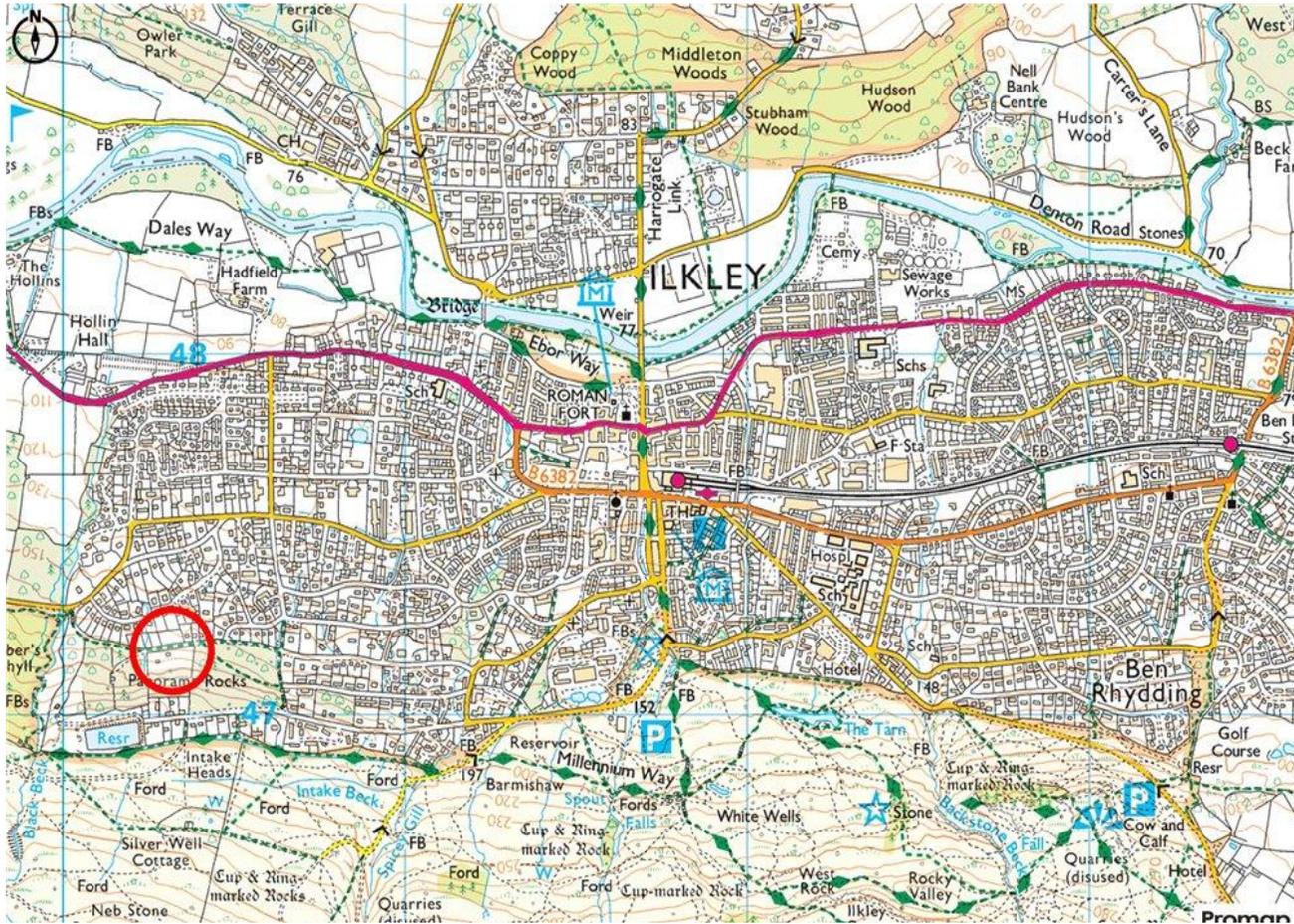






# Floorplans





## Directions

From our office in the centre of town proceed down The Grove and bear left onto Grove Road. Continue ahead until reaching the crossroads with Victoria Avenue and turn left. Proceed up the hill and Victoria Avenue runs into Hollingwood Rise. Continue to the top of Hollingwood Rise where it becomes an unmade road.

Turn right at the T junction then after a very short distance on the left hand side, gates providing access to Deerstones will be found.

What3Words orbited.exam.volcano

## 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 and drainage a private septic tank
- Off street driveway parking and integral garage
- Tree preservation orders are in place at the property

## 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/publications/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.

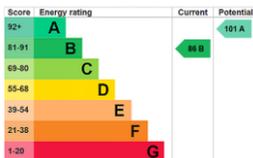
## Buyer Anti Money Laundering Checks

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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