



## High Croft, Slates Lane, Ilkley

Located in the highly desirable area of Middleton providing both rural and long distance views across the valley is this spacious, detached and recently renovated home that provides well balanced and very well presented accommodation with integral double garage and set within a generous plot that enjoys a southerly aspect to the rear.

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## High Croft, Slates Lane, Ilkley, West Yorkshire, LS29 0DU

Skipton 11 miles, Harrogate 17 miles, Leeds 17 miles (all distances approximate)

**Guide Price: £1,085,000**

### Accommodation

Ground Floor: Entrance Hall; Cloakroom/WC; Sitting Room; Dining Room; Conservatory; Snug; Kitchen; Utility Room; Integral Double Garage.

First Floor: Master Bedroom; Ensuite Shower Room; three further Double Bedrooms; House Bathroom.

### General Remarks

This property is sure to appeal to those who want a semi-rural location yet within a short drive of Ilkley town centre. The property enjoys a fantastic outlook to both sides, with the open fields of a designated Area of Outstanding Natural Beauty in one direction and long distance views across the valley to the other.

The accommodation, which is generous in its proportions, could appeal to both those looking to downsize and families alike. The property has been extensively renovated to an excellent standard throughout.

The accommodation arranged over two floors and includes to the ground floor: a welcoming entrance hall with cloakroom/WC, spacious through sitting room with open fire, dining room with access to the conservatory, snug, and stylish fitted kitchen and utility room giving access to both the rear garden and integral double garage. To the first floor there is a master bedroom with en-suite shower room, three further good sized double bedrooms and a modern, luxury house bathroom.



Outside there is a block paved driveway providing off street parking and a garden area, whilst to the rear is a most impressive, very good sized garden featuring a level terrace, leading down to a lawned garden - all enjoying a southerly aspect.

Whilst enjoying all the benefits of a rural location, the property is situated just over a mile away from the centre of Ilkley which provides an excellent range of shops, supermarkets, restaurants, cafes and general amenities. Indeed, Ilkley is considered an ideal base in the Wharfe valley countryside for commuters to Leeds / Bradford city centres to which regular commuter rail services are available from both Ilkley and Ben Rhydding stations.

The town is blessed with highly regarded schools, although a number of private schools for children of all ages are within comfortable travelling distance, including Westville House Preparatory School which is located nearby. The town has a very wide range of sporting, recreational and cultural facilities and there are pleasant walks to be enjoyed immediately to hand from the property, as well as through the nearby famous Middleton bluebell woods, whilst the Yorkshire Dales National Park is less than 6 miles from the town.







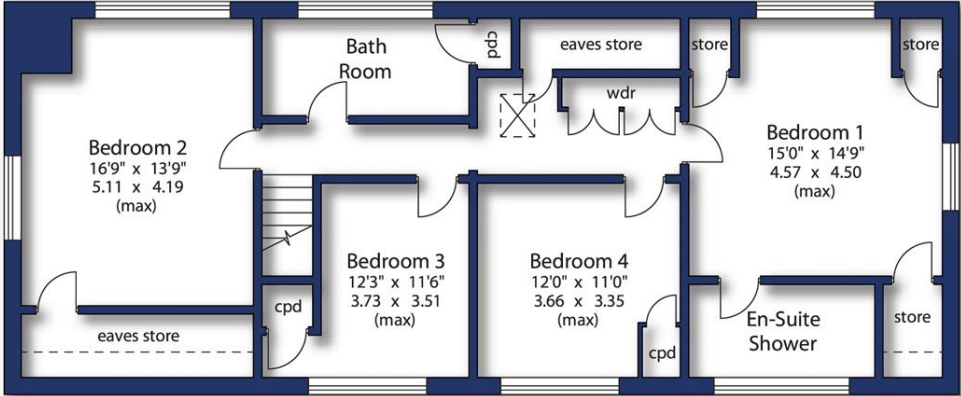
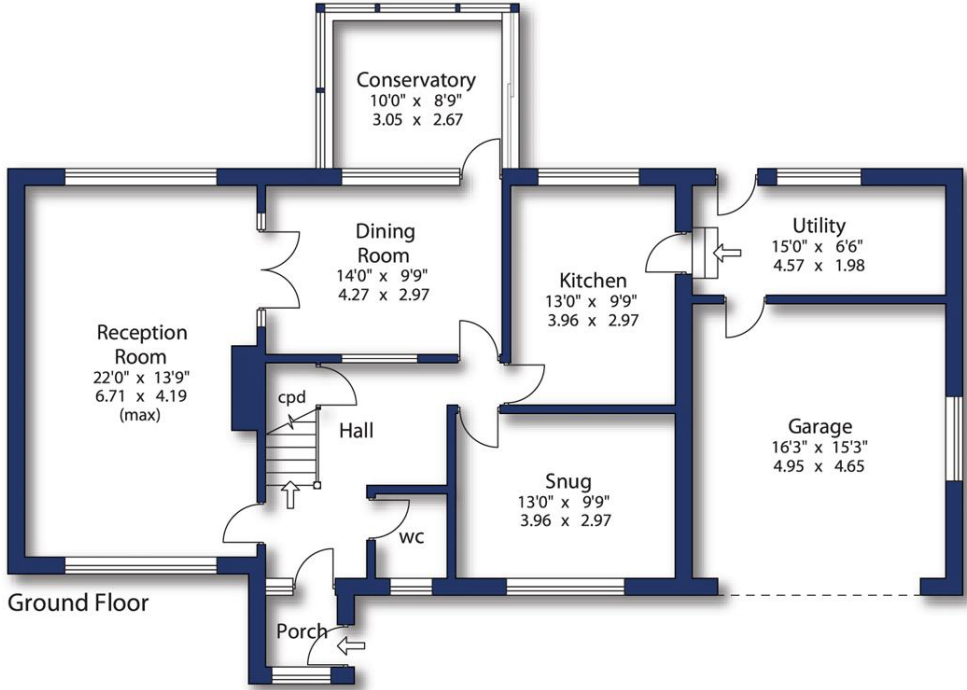


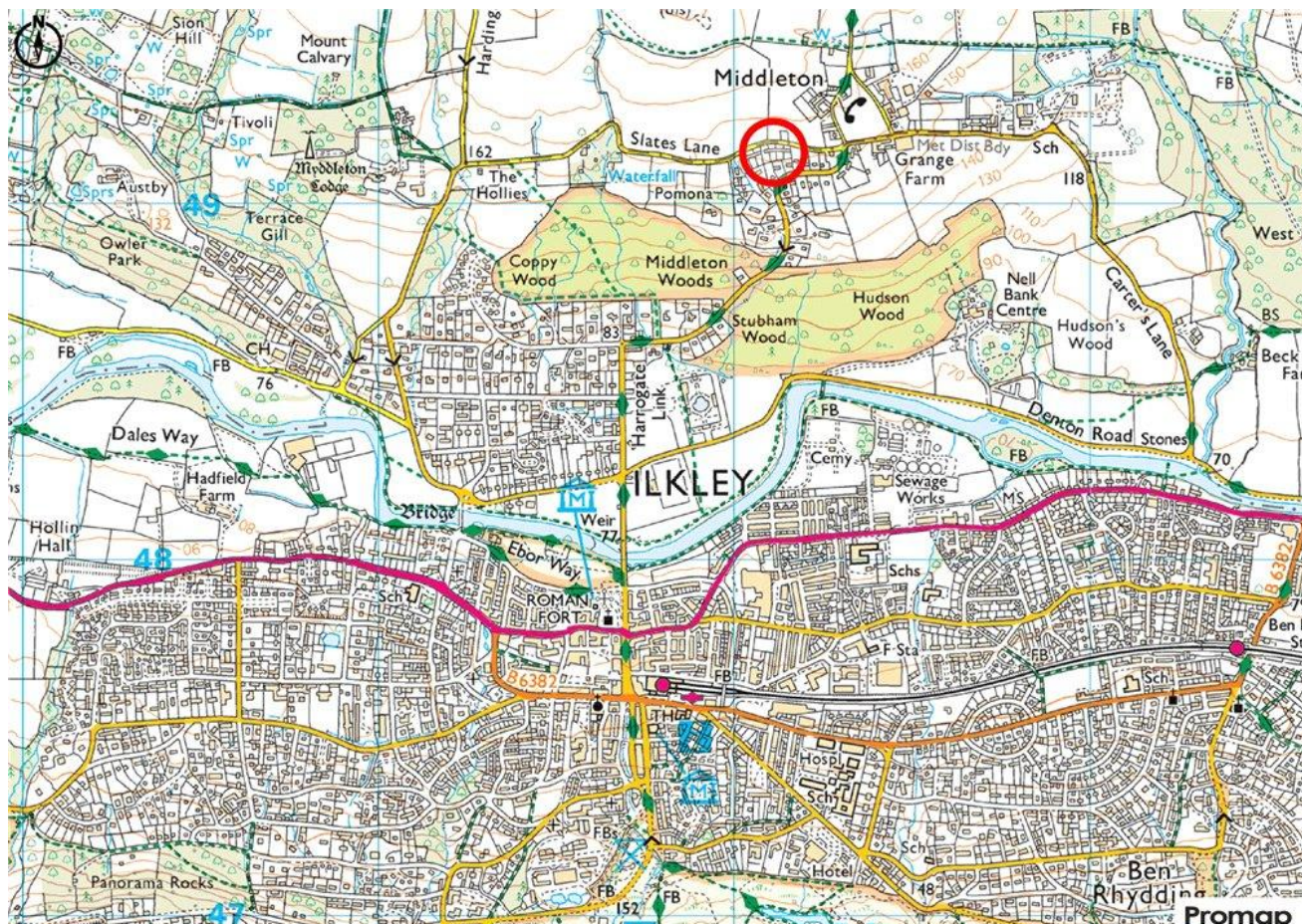






# Floorplans





## Directions

From the traffic lights in Ilkley town centre, proceed north down New Brook Street and over the bridge over the River Wharfe. Continue up Middleton Avenue to the T junction with Curly Hill. Turn right and follow the road up to the top of Curly Hill to the crossroads and turn left onto Slates Lane. Continue along Slates lane for a short distance and the property will be found on the left hand side.

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## Local Authority & Council Tax Band

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

## Tenure, Services & Parking

- Freehold
- Garage and off street driveway parking
- All mains services installed with gas fired central heating

## 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

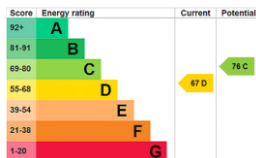
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract 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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