



27 Eaton Road, Ilkley

Located in this much sought after and convenient address close to Ilkley town centre is this most appealing and substantial stone-built end of terrace character home thoughtfully extended to provide generous family accommodation with spacious cellars and very large gardens rarely found in a property of this style and location.

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

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27 Eaton Road, Ilkley, West Yorkshire, LS29 9PU

Skipton 10 miles, Harrogate 18 miles, Leeds 19 miles (all distances approximate)

Guide Price: £1,100,000

- Excellent central location
- Large gardens and single garage
- Extended to the ground floor
- Impressive reception rooms
- Spacious open plan living dining kitchen
- Five bedrooms
- Utility and storage cellars with great potential



General remarks

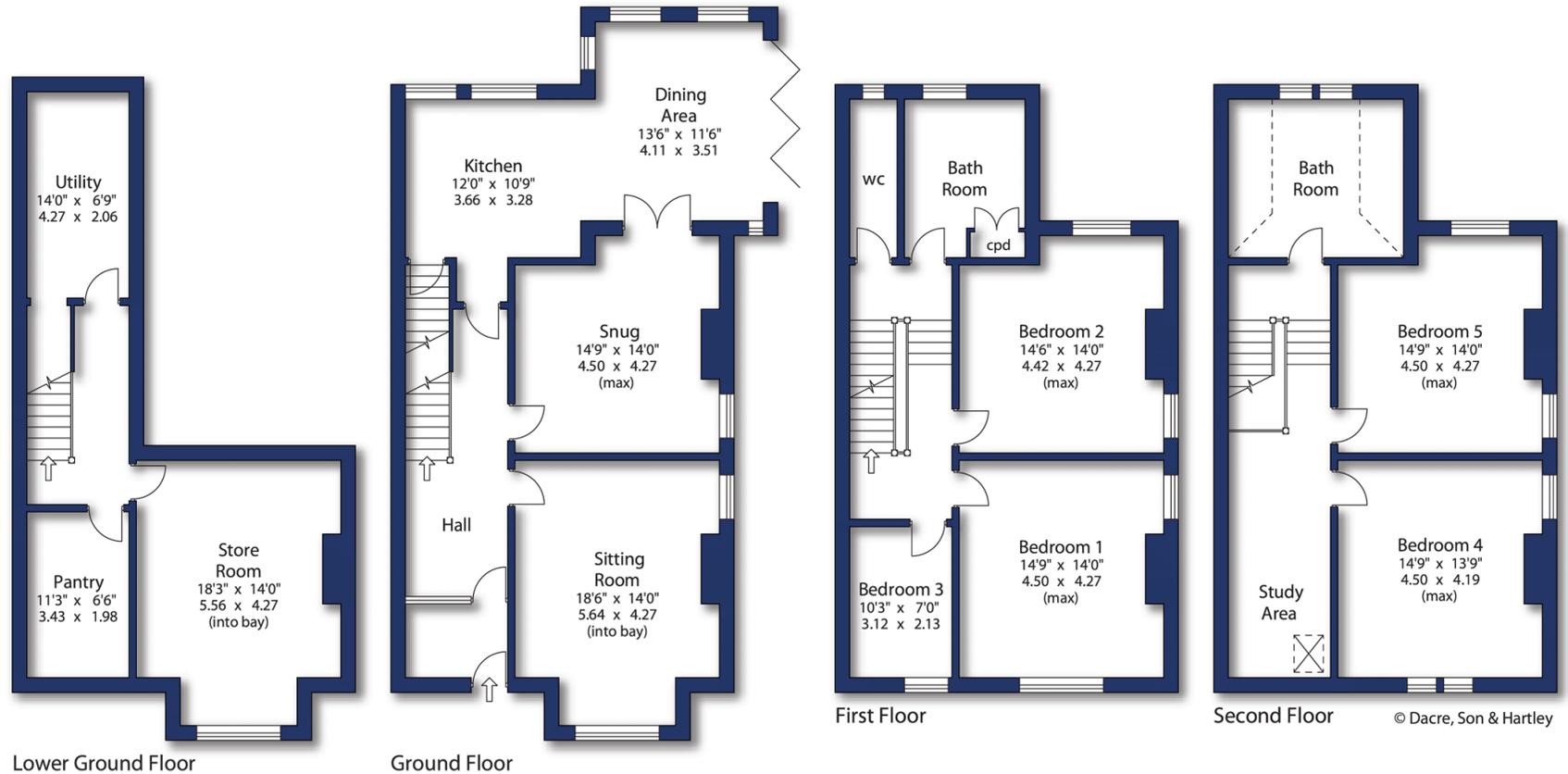
This most attractive stone-built character home set within unusually large gardens provides extensive accommodation planned over four levels. In brief the accommodation includes an entrance vestibule leading into a welcoming entrance hall providing access to the principal reception room with fireplace and bay window, a snug leads to a large extended open plan living dining kitchen that connects to the southerly facing garden. To the first floor are two large double bedrooms, a single bedroom which is currently used as a dressing room and house bathroom. To the second floor a large landing provides an excellent child's play area or study space, two further double bedrooms and second bathroom. To the lower ground floor there is a useful utility room, storage pantry and large store room with natural light that has great potential for anybody wishing to create an additional reception room/gym.

Outside the garden is divided into two parts. Directly adjoining the property is a beautiful garden enjoying a southerly aspect and a good degree of privacy featuring paved seating area, lawn and very well stocked borders. At the rear of the property is a less formal garden which extends to a

woodland stream and would suit those with children or with an interest in creating an orchard or vegetable plot. This is where you will find the single garage accessed via a lane that runs down the side and rear of the terrace.

Ilkley is a former Victorian spa town set in the heart of Wharfedale amidst some of the region's finest countryside. The town is an ideal commuter base for those looking to travel to business centres as far apart as Leeds, Bradford, the East Lancashire conurbation and Harrogate. From the town centre railway station there are frequent services throughout the day into both local cities, whilst from Leeds there are regular connections to London Kings Cross. Ilkley's centre is just a few hundred yards walk from Eaton Road and is home to a bustling shopping environment with 'high street' and local stores as well as an excellent choice of restaurants, cafes and tea rooms. The town is well known for its highly regarded schooling system and there is an excellent choice of sports clubs to suit a variety of tastes.

Floorplans



 Mortgage Advice Bureau
01274 515 763

 Dacres Surveys
Call for a quote
01943 885 400

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Contact us



01943 600655



ilkley@dacres.co.uk

Directions

From our office in the centre of town proceed down The Grove and as the road starts to bear to the right turn left onto Grove Road. Continue ahead and take the next left hand turn onto Eaton Road, and the property will be seen to the left hand side. What3Words beauty.waltzed.doctor

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- The property is located within the Ilkley conservation area.
- Three neighbouring properties have right of way across lane at the rear of the property.
- All mains services installed with gas fired central heating.
- Garage and off street parking. On street residents permits available to purchase.

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.