



## 28A, Clifton Road, Ilkley

A fantastic modern, stone-built family home providing attractive and extensive accommodation with garage and cellar storage set within a large garden plot, on this exclusive development in a highly regarded residential location.

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

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## 28A, Clifton Road, Ilkley, West Yorkshire, LS29 8TU

Skipton 10.5 miles, Leeds 16 miles, Harrogate 16.5 miles (all distances approximate)

**Guide Price: £895,000**

### Accommodation

Ground Floor: Entrance Hall; Cloakroom/WC; Sitting Room; Dining Kitchen.

First Floor: Three Double Bedrooms; two Ensuite Shower Rooms; House Bathroom.

Second Floor: Two Double Bedrooms; Shower Room.

Outside: Driveway and Single Garage; Storage Cellar; Gardens to three sides.

### General Remarks

Forming part of this most appealing modern development of just six detached homes built by Woolers in 2015, this most attractive stone-built family home provides versatile accommodation planned over three levels and set within a large corner plot position affording the property with excellent outside space and a good degree of privacy.

The accommodation in brief includes to the ground floor, a light and welcoming central entrance hall with open staircase to the upper floors and giving access to: a useful cloakroom/WC; a spacious through sitting room with feature fireplace with wood burning stove and French doors to the rear patio and gardens beyond; and a modern, open plan dining kitchen with French doors to the rear and a large central island. To the first floor there are two good-sized double bedrooms both with ensuite shower rooms and built-in storage cupboards, as well as a modern house bathroom with separate shower, and a further double bedroom. To the upper floor are two further double bedrooms, both with eaves storage, and a shared shower room.

To the outside, enclosed family-friendly gardens including lawn, paved seating area and mature trees and hedging, wrap around the property, and there is a very useful storage cellar which is accessed externally. Off street driveway parking and a single garage can be found to the rear, accessed from Lower Constable Road.



28A Clifton Road is conveniently positioned, with the amenities of Ben Rhydding and Ilkley both readily accessible. Ben Rhydding is very much a community in its own right, being found a mile or so to the east of central Ilkley and offering everyday amenities including local shops, a primary school, churches of a number of denominations and a 'metro' railway station from where there are frequent links into central Ilkley and regular commuter services into the cities of Leeds and Bradford. Numerous footpaths lead from Ben Rhydding up onto the famous Ilkley Moor – offering many an opportunity for breathtaking walks and mountain biking, whilst the Yorkshire Dales National Park is only some six miles distant.

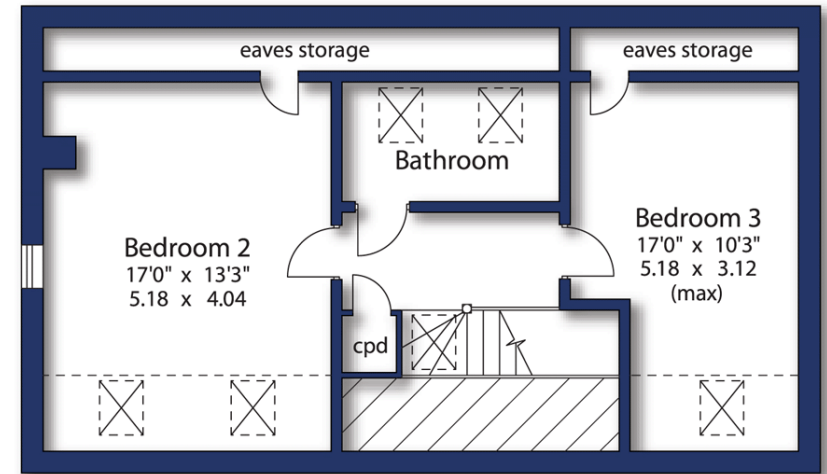
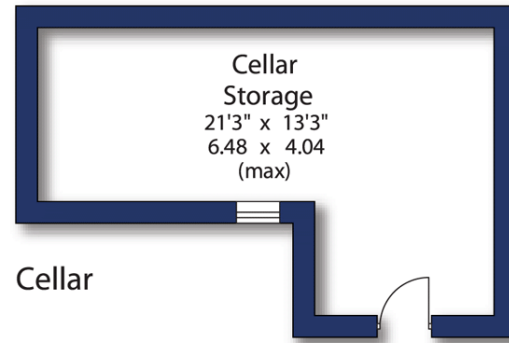
The former Victorian spa town of Ilkley occupies a beautiful setting in the heart of Wharfedale, the town centre boasting an excellent choice of shops along with a bustling social environment and local medical facilities. The town's grammar school provides highly regarded secondary schooling which is within comfortable walking distance of Clifton Road, and there are numerous sports clubs along with the town's famous Lido. The community forms an excellent base for those looking to travel into business centres as far apart as the West Yorkshire conurbations, Harrogate and East Lancashire, and Leeds Bradford International Airport is just some 10 miles away.



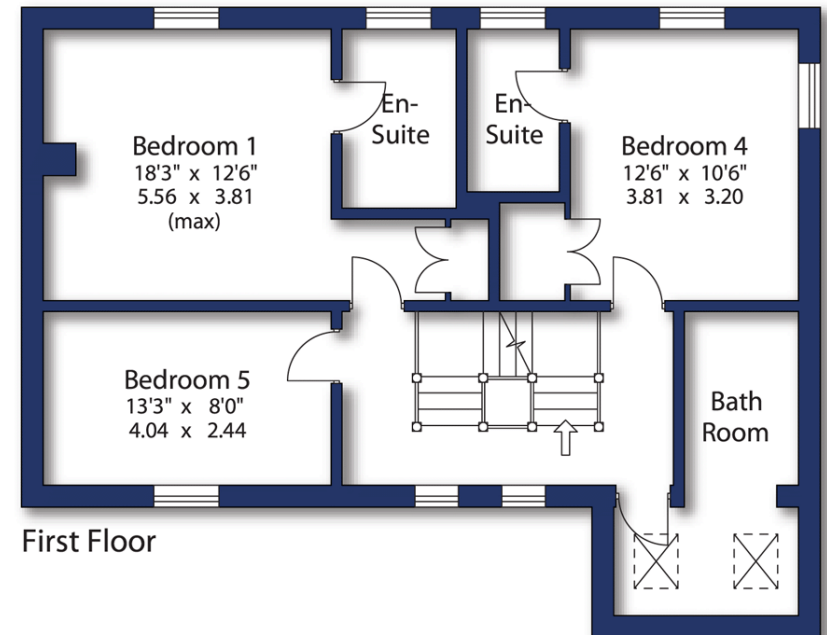




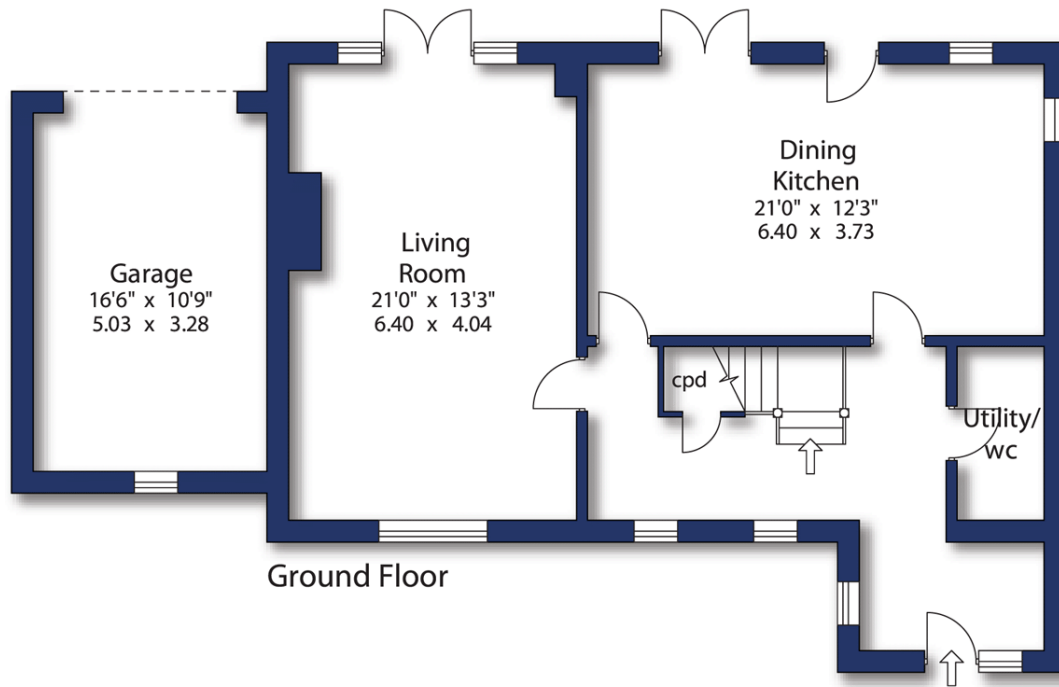
# Floorplans



Second Floor



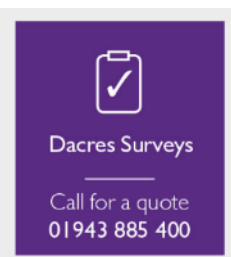
First Floor



Ground Floor



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## Directions

From our office in the centre of town go past the railway station and continue straight ahead passing Ilkley Medical Centre on the right hand side. Take the next right onto Wheatley Road and then turn left onto Clifton Road. Continue along Clifton Road for approximately 500 yards where the property will be found to the right hand side. What3Words ruling.transmit.drain

## Local Authority & Council Tax Band

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

## Tenure, Services & Parking

- Freehold
- Please note there are tree preservation orders in place at the property.
- All mains services are installed. Gas-fired central heating supplemented by wood burning stove and underfloor heating.
- Off street driveway parking and single 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 £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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