



## **Briarfield, 11 Clifton Road, Ilkley**

A substantial Victorian family home offering over 5000 ft<sup>2</sup> of luxurious living including three lovely reception rooms, a superb living kitchen and lower-level media room and office. Up to six well-proportioned double bedrooms – three ensuite – with many enjoying views over Wharfedale from this idyllic setting just a short walk from central Ilkley.

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## Briarfield, 11 Clifton Road, Ilkley, West Yorkshire, LS29 8TT

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

**Guide Price: £1,745,000**

### Accommodation

Ground Floor: Entrance Hall; elegant Reception Hall; Living Room with splay bay orientated to the south; dual aspect Snug; Family Room with views across Wharfedale; Cloakroom; Living Kitchen – superb everyday living space, beautifully presented and comprehensively equipped.

Lower Ground Floor: Media/Playroom; WC; Laundry with fitted storage; Home Office; Integral Double Garage with twin doors.

First Floor: Principal Bedroom Suite comprising Double Bedroom with splay bay overlooking the fore garden; Dressing Room with a range of fitted wardrobes; luxury Ensuite Bathroom; two further Double Bedrooms; House Bathroom.

Second Floor: Guest Suite, full of character and with Ensuite Bathroom off; two further Double Bedrooms including one with Ensuite Shower Room off, Shower Room.

Outside: Level lawned garden to the south, expansive terrace, lower-level access driveway leading to the garage and with a home gym beyond.

### General Remarks

Briarfield forms a sumptuous Victorian detached home presented and equipped to an impressively high standard and benefiting from a recent extension to the eastern side which has transformed the kitchen into a fabulous living area - sure to be the focus of everyday life. The ground floor includes three further elegantly proportioned reception rooms, offering plenty of space for privacy or to play and entertain. Planned over four floors in all, the property has the advantage of an expansive basement which includes a cinema/media room, very comfortable private office, as well as a laundry and direct access to the property's integral and oversized double garage.

Bedroom accommodation is set across the first and second floors, with a total of six double bedrooms, three of which are en-suite, including a fabulous principal bedroom running the full depth of the property and with a luxury bathroom as well as a fitted dressing room.



Externally, the house has level gardens to the southern side, along with a generous terrace and lower-level driveway access, which also leads to a home gym.

Ilkley itself requires little introduction, the former Victorian spa town occupying a beautiful location in the heart of Wharfedale - a setting which provides ready access to some of the region's finest countryside, whilst also offering excellent commuter links. From the town centre railway station, which is only a mile or so from Briarfield, there are frequent services throughout the day into both Leeds and Bradford - with regular onward connections from the former to London Kings Cross.

The town enjoys a thriving and colourful retail environment, with independent stores rubbing shoulders with 'high street' brands. There are excellent everyday facilities, including a cinema, the popular Winter Gardens, the famous art deco Lido, and numerous sports clubs catering for a huge variety of tastes. The surrounding countryside and rugged moors offer many an opportunity for challenging walks, road and mountain biking. Ilkley Grammar School is justifiably well regarded, but there are a number of private schools for children of all ages within daily travelling distance, including Moorfield which is just a few hundred yards walk away – as is IGS.

The sale of Briarfield offers an exciting opportunity to acquire an impressive home within a mature neighbourhood less than a mile from central Ilkley.











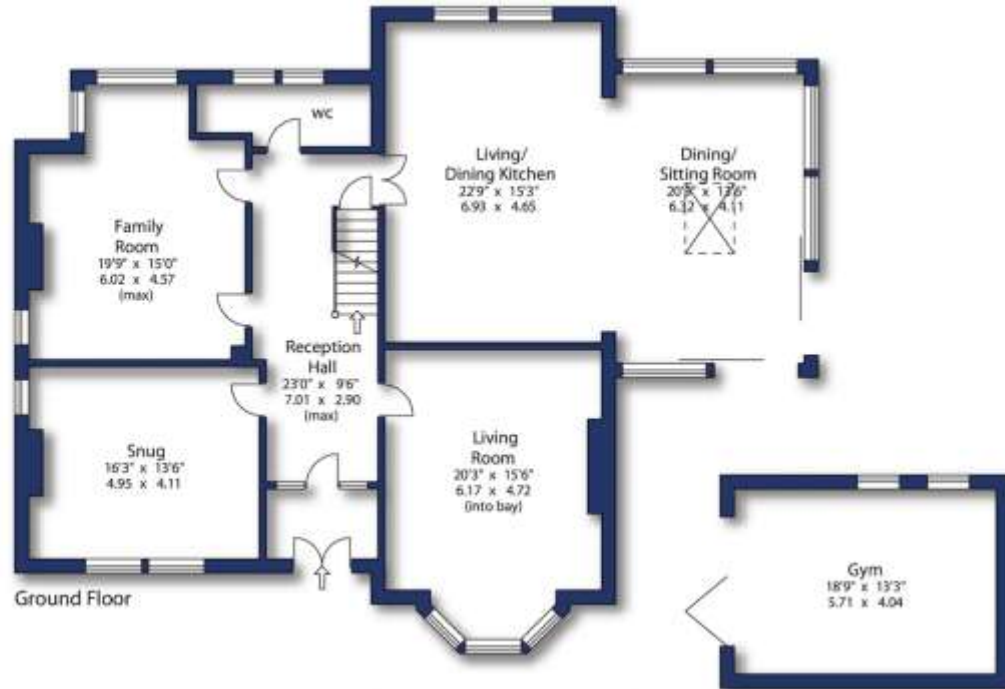




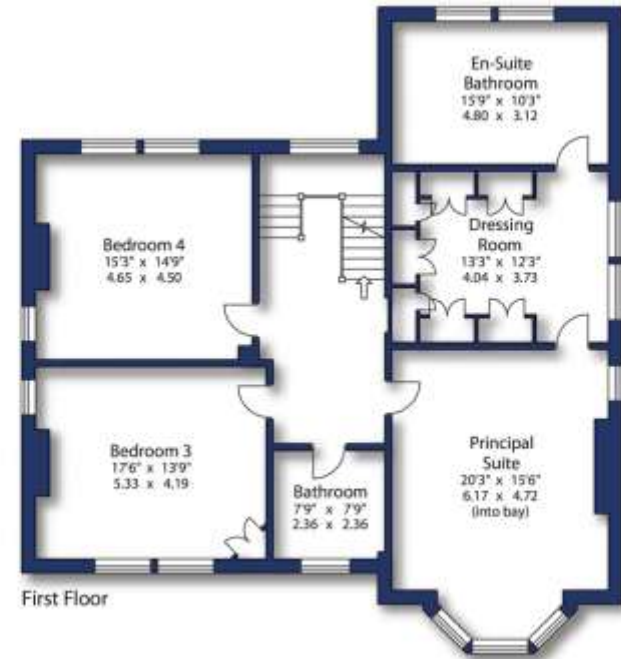




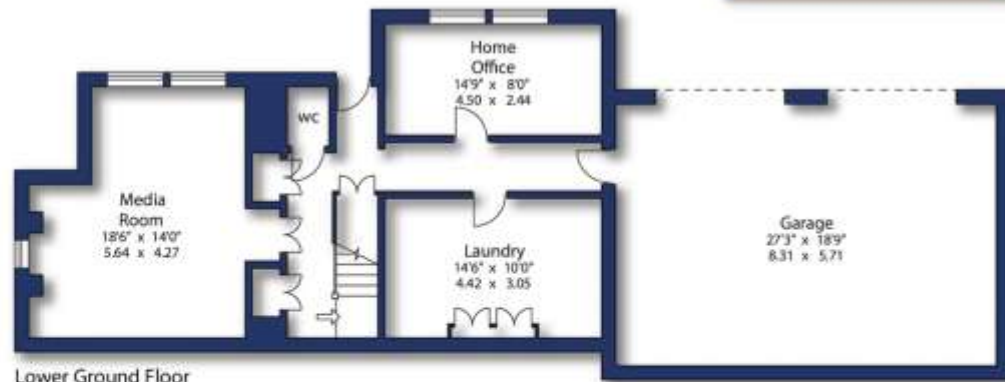
# Floorplans



Ground Floor

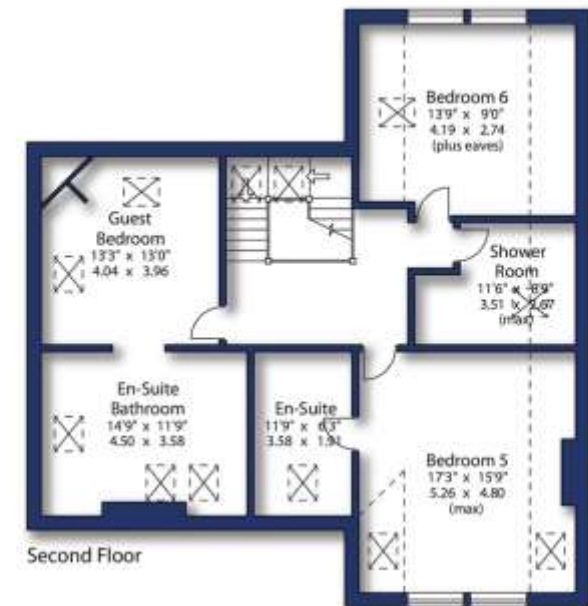


First Floor

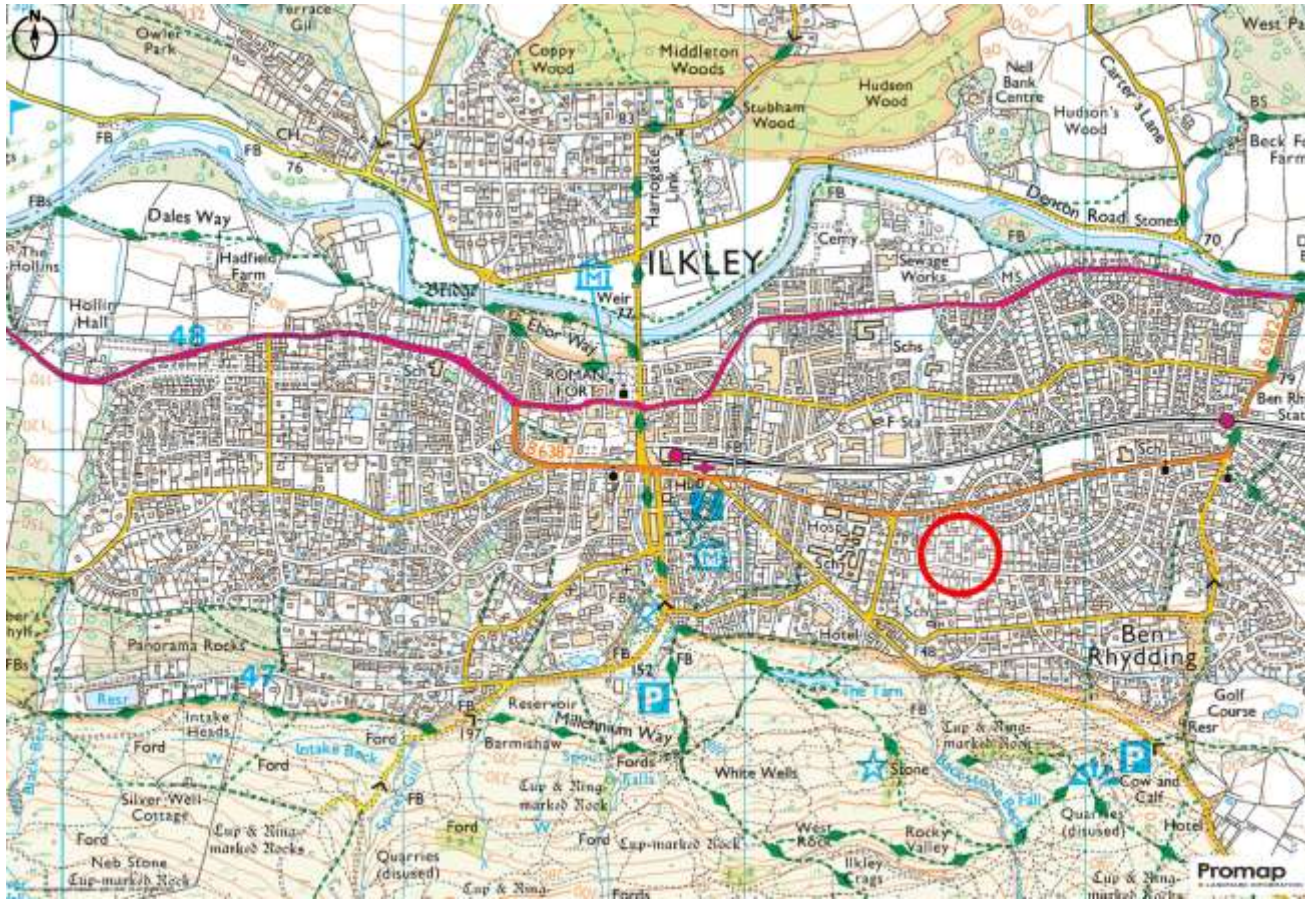


Lower Ground Floor

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Second Floor



## Directions

From our office in the centre of town, proceed past the railway station and continue over the mini roundabout onto Springs Lane. After passing the medical centre turn right onto Wheatley Road and take the second left onto Clifton Road, where Briarfield will be found to the left hand side after 300 yards or so.

What3Words: chilled.losses.contrived

## Local Authority & Council Tax Band

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

## Tenure, Services & Parking

- Freehold
- All mains services are installed with gas fired central heating
- Integral double garage and off street driveway parking

## 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.

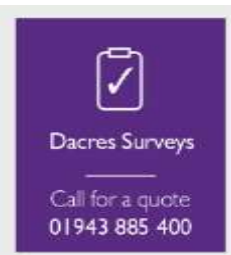
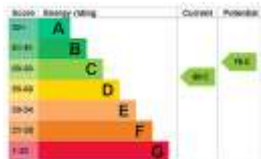
## Buyer Anti Money Laundering Checks

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

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