



## Brentwood, Middleton, Ilkley

Enjoying an elevated and sunny south facing position within Ilkley's prime residential area, this well-proportioned period home offers ideal family accommodation, with a pair of principal reception rooms complimented by a large L-shaped living kitchen. Five first floor double bedrooms – two ensuite, with a further study/bedroom. Expansive south facing terraces provide the perfect retreat within this highly sought after area of town.

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## Brentwood, Gill Bank Road, Middleton, Ilkley, LS29 0AU

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

**Guide Price: £1,695,000**

### Accommodation

Ground Floor: Reception Hall – an elegant and welcoming introduction to Brentwood; Living Room – a lovely light filled principal reception room with a broad splay bay window; Family Room, again with a broad splay bay; L-shaped Living Kitchen with seating, dining and preparation areas – the latter fitted with a comprehensive range of integrated appliances, whilst from the dining area bi-fold doors lead out to the side terrace; Cloakroom; Laundry/Boot Room; Boiler Room; Sun Room.

First Floor: Principal Bedroom Suite enjoying lovely far-reaching views to the south with an Ensuite Shower Room off as well as a separate Dressing Room; four further Double Bedrooms – one with Ensuite Shower Room; Family Bathroom, enjoying a contemporary finish with walk-in wet area; Study/Bedroom six – once more enjoying delightful southerly aspects.

Outside: Brentwood is approached by a tarmac driveway which leads to a parking court with double garage beyond. There are delightful gardens, well-stocked with plants and shrubs, with a level lawn and an expansive terrace to the front. To the rear there are further terraced areas, including a low maintenance garden and generous seating/dining area – ideal for alfresco dining.

### General Remarks

With an early twentieth century heritage, Brentwood dates from the initial stages of the development of Middleton, with period details reflecting the desire for space and light from those times. The house has been significantly upgraded over the years and now offers what is arguably an ideal family home, with spacious and well-balanced ground floor living being complemented by excellent bedroom accommodation which includes a lovely principal suite with both a contemporary shower room and walk-in dressing room. The upper floor also has a charming study – ideal for those working from home.

Externally the grounds make the most of the elevated southerly facing position. Tiered to take full advantage of the sun, with expansive terraces forming spacious areas within which to relax or play. This lovely setting is only a short walk away from Ilkley's Old Bridge which provides a convenient link to the riverside parks and town centre beyond.



Gill Bank Road has long been regarded as one of Ilkley's most desirable residential addresses, providing an endearing mix of architectural styles within a mature and lovely south facing setting. This side of the river is home to the town's golf, rugby and cricket clubs and also the famous Art Deco Lido.

The town centre is a mile or so distant from Brentwood and is renowned for its first-class shopping where 'High Street' stores rub shoulders with a colourful mix of independent shops. There are comprehensive dining opportunities, from fine dining to family favourites, along with a local cinema, theatre and the Winter Gardens which regularly host popular performances. The town is blessed with highly regarded schools, although a number of private schools for children of all ages are within comfortable travelling distance.

Ilkley is surrounded by some of the finest countryside in the region - the River Wharfe and rugged moors offering many an opportunity for rural pursuits including invigorating walks, challenging mountain biking and road cycling. Local clubs cater for traditional sports such as hockey, rugby, tennis and golf.

Beyond this wonderful setting the town forms an ideal base for the West Yorkshire business traveller, with the local cities of Leeds and Bradford, as well as nearby Harrogate, all being within comfortable commuting distance. From Ilkley station there are frequent services throughout the day into both local cities, and from Leeds there are connections to London King's Cross throughout the day. Leeds Bradford International airport is 10 miles away.









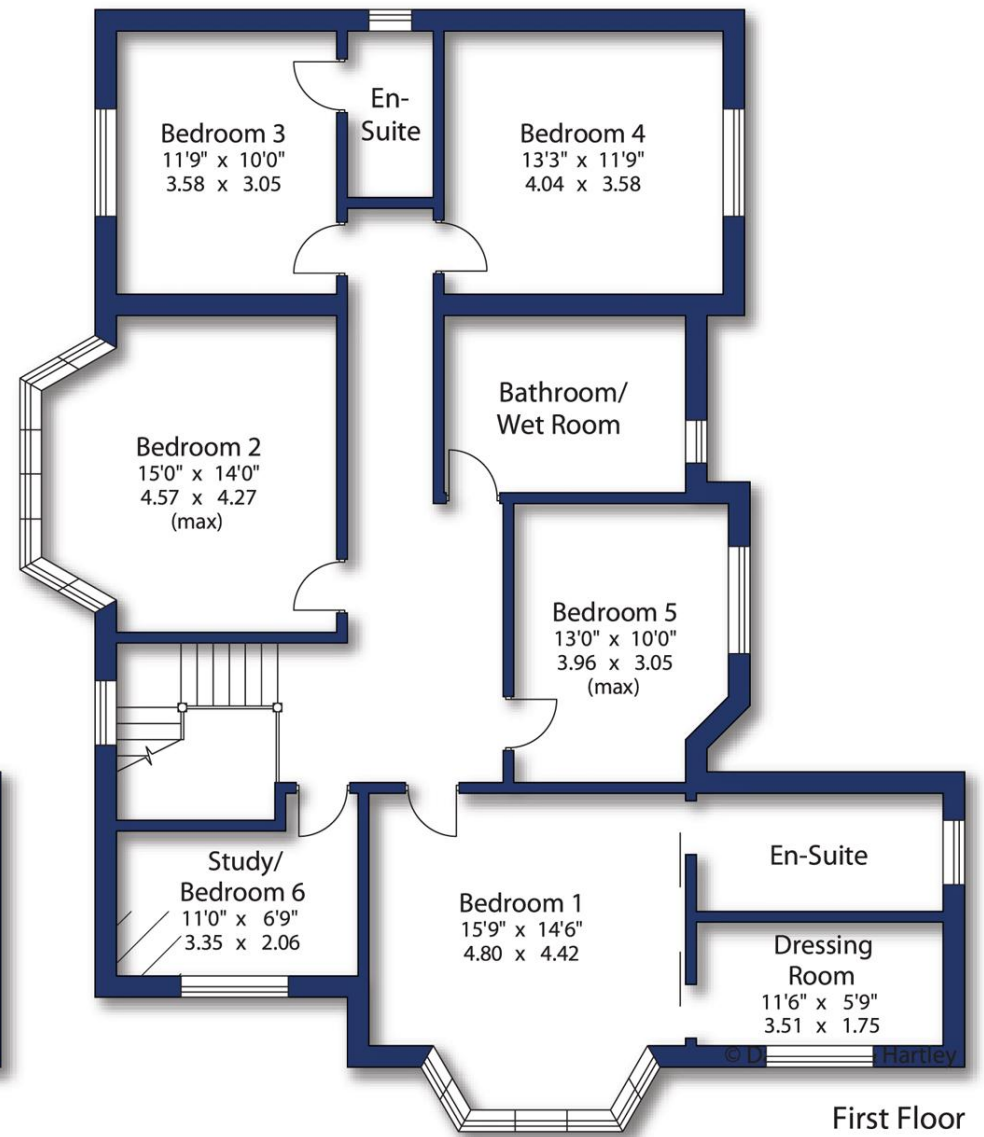
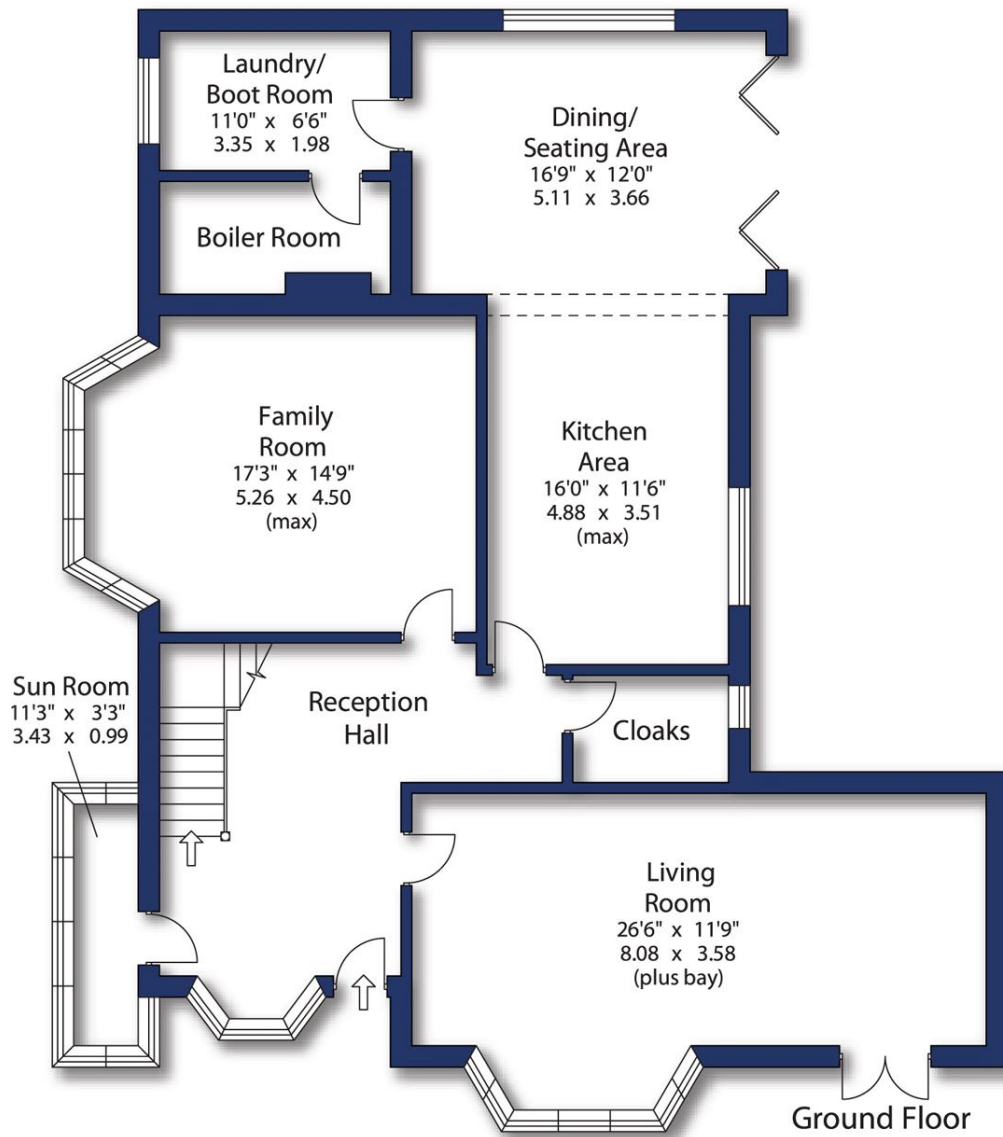


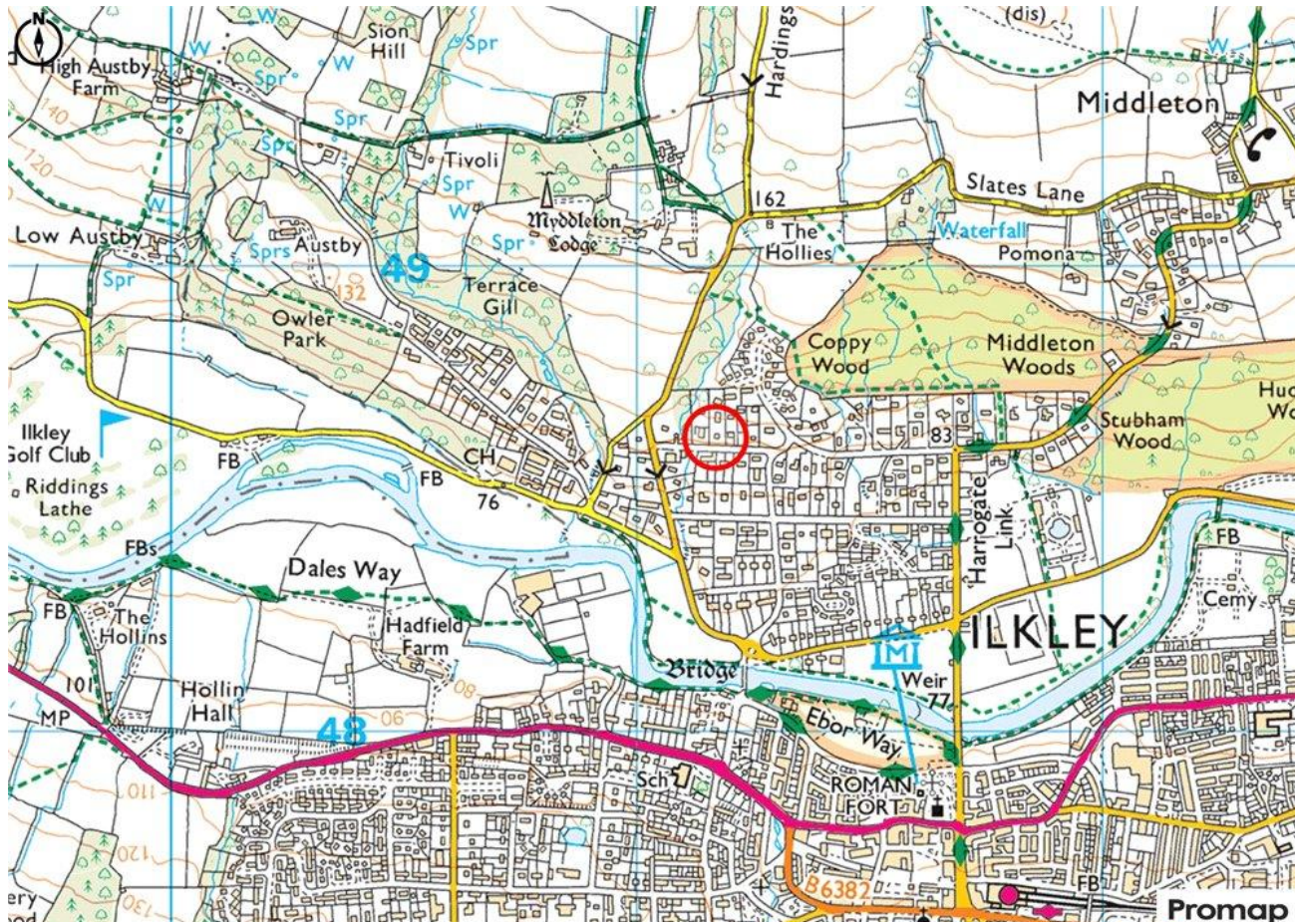






# Floorplans





## Directions

From our Ilkley office proceed down Brook Street, through the traffic lights and cross the bridge over the Wharfe before turning left on to Denton Road. Follow the road to the junction opposite The Old Bridge and turn right onto Clifford Road. Take the third left onto Gill Bank Road and Brentwood will be seen to the right after 100 yards or so. What3Words: insolvent.clashing.snores

## Local Authority & Council Tax Band

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

## Tenure, Services & Parking

- Freehold
- The property is located within a conservation area.
- All mains services are installed.
- Driveway parking and double 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](https://www.gov.uk/government/collections/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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(89-85)	C		79
(84-68)	D	62	
(59-54)	E		
(47-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			

England, Scotland & Wales EU Directive 2002/91/EC

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