



11 Grove Road, Ilkley

A most attractive and substantial Victorian home providing extensive and immaculately appointed accommodation with the advantage of a southerly facing rear garden and the convenience of off-street parking located in this enviable position only a few moments' walk from the centre of Ilkley.

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

Tel: 01943 600655

Email: ilkley@dacres.co.uk



11 Grove Road, Ilkley, West Yorkshire, LS29 9PD

Skipton 10 miles, Harrogate 17 miles, Leeds 18.5 miles (all distances approximate)

Guide Price: £815,000

Accommodation

Ground Floor: Entrance Hall; Sitting Room; Dining Room; Breakfast Kitchen.

First floor: two Double Bedrooms; Single Bedroom/Study; House bathroom.

Second floor: two further Double Bedrooms; Ensuite shower room.

Lower Ground Floor: two large Cellar Rooms.

Outside: Block-paved driveway to the front and enclosed garden to rear.

General Remarks

A most appealing period property set in this fantastic location in the very centre of Ilkley, this beautifully appointed family home offers sizeable accommodation arranged over four floors.

To the ground floor there is a welcoming entrance hall with stairs leading to the upper floors and to the useful storage cellar, an attractive formal sitting room with large bay window, dining room and breakfast kitchen with access to the rear garden. To the first floor the landing gives access to a very generous modern fitted house bathroom, two double bedrooms and a single bedroom/study, whilst to the second floor there are two further double bedrooms, one of which having the convenience of an ensuite shower room. To the lower ground floor the property has the advantage of two large cellar rooms, one of which has natural light and provides excellent storage space.

To the outside the property there is a block-paved driveway to the front providing the convenience of off-street parking, whilst to the rear there is a very pleasant southerly facing that features both paved seating areas and a level lawn.



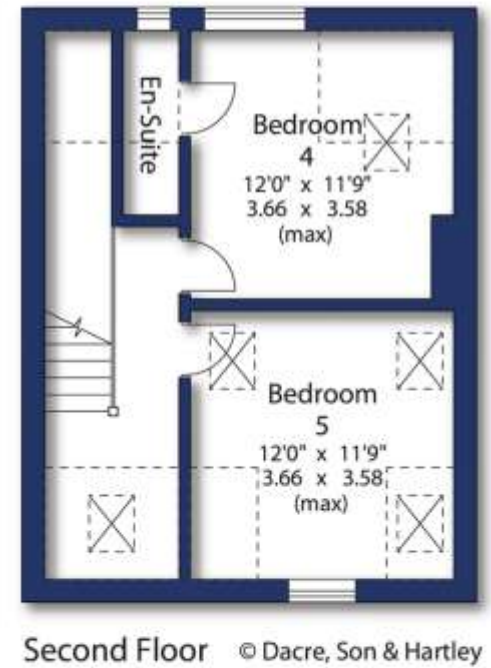
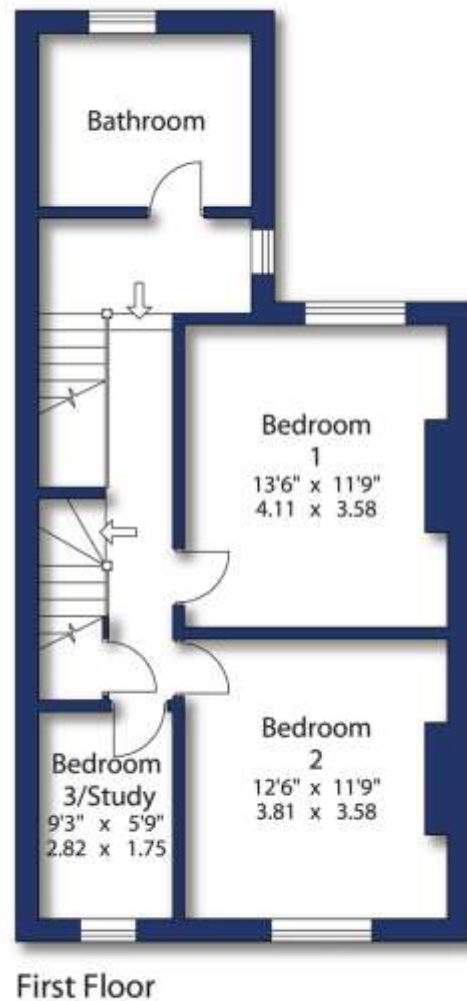
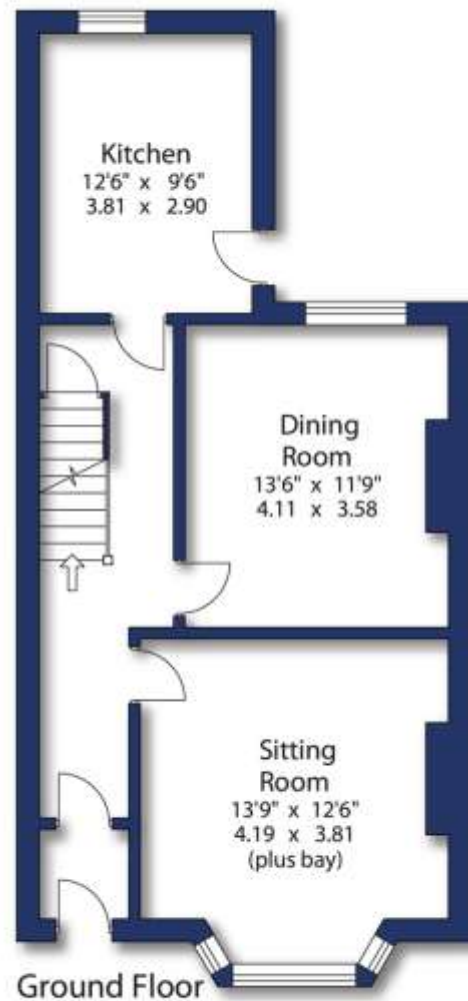
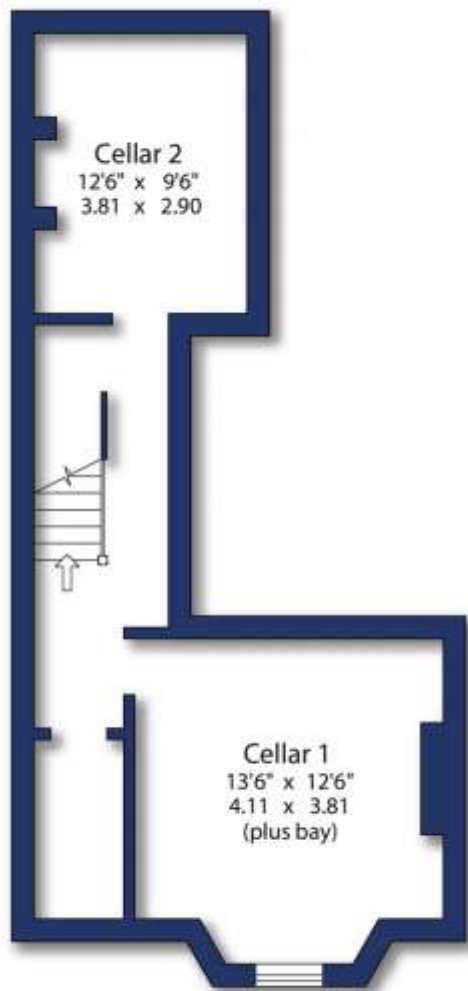
Ilkley is a former Victorian spa town set in the heart of Wharfedale amidst some of the region's finest countryside. The town is an ideal commuter base for those looking to travel to business centres as far apart as Leeds, Bradford, the East Lancashire conurbation and Harrogate. From the town centre 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 short walk away 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.





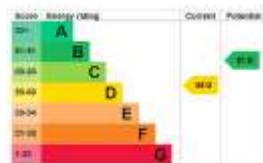


Floorplans





Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.



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01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

Contact us
01943 600655
ilkley@dacres.co.uk

Directions

From Dacre, Son and Hartley's offices Turn left down The Grove and as the road sweeps round to the right hand side, bear left onto Grove Road where the property will be found after a very short distance identified by a Dacre Son and Hartley for sale board. What3Words: wept.toys.width

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- The property is situated within a conservation area.
- All mains services are installed. Gas-fired central heating.
- Off street driveway parking.
- Neighbouring properties have access to the road at the rear of the property.

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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