



Marony Heath, Langbar Road, Ilkley

Located within the exclusive district of Middleton and set within beautiful, mature gardens that provide high levels of privacy is this most appealing and generously proportioned detached family home, offered to the market with no chain.

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

Tel: 01943 600655

Email: ilkley@dacres.co.uk

dacres.co.uk   



Marony Heath, Langbar Road, Ilkley, West Yorkshire, LS29 0AR

Skipton 10.5 miles, Harrogate 17.5 miles, Leeds 18 miles (all distances approximate)

Guide Price: £1,295,000

Accommodation

Ground Floor: Entrance Vestibule leading to Entrance Hall; Cloakroom/WC; Snug/Office; Principal Reception Room; Sunroom; Kitchen; Dining Room; Utility Room. Integral Double Garage.

First Floor: Galleried Landing; Principal Bedroom with Ensuite Shower Room. Study/Dressing Room; four Double Bedrooms; two Bathrooms.

General Remarks

This most appealing detached and extended home provides extensive accommodation that is sure to appeal to the family buyer, with a flexible layout including generous bedroom space with large master suite and sizable living space, all enjoying pleasant views to the extensive and mature gardens in which the property sits.

The accommodation is arranged over two floors and includes to the ground floor, an entrance vestibule leading into a welcoming entrance hall with cloakroom/WC off, a snug or office, a large principal reception room featuring tall arched windows and leading through to a generous sunroom with doors opening to the westerly side of the garden. The good-sized kitchen with breakfast area enjoys access to the paved terrace and gardens beyond, and leads to a separate dining room which flows in turn through glazed double doors to the principal reception room. Also accessed from the kitchen is a useful utility room with access to the integral double garage.

To the first floor, a galleried landing provides access to the bedroom accommodation which includes a spacious principal bedroom featuring fitted wardrobes, charming circular window with far-reaching views, and an ensuite shower room. A room currently used as a study could also make an ideal dressing room. Also to this floor are four further good-sized bedrooms, two of which have fitted storage, and two bathrooms.

To the outside, the property is approached by a gated driveway which leads to the front of the property and provides driveway parking and access to the double garage. Wrapping around the property are mature woodland gardens leading down to a beck, lawned and planted areas along with mature trees to the boundaries providing extremely good privacy from all aspects.



Langbar Road is one of the most sought-after addresses in Ilkley, central to the Middleton district which is renowned for its broad avenues and delightful sylvian setting. The neighbourhood is just a short walk from the bustling town centre with its excellent retail, recreational and social facilities including healthcare, a cinema, theatre, the popular Winter Gardens, and a colourful array of independent and 'high street' stores.

Sports clubs within the town range from the renowned Ilkley Golf Club through to the popular cricket and rugby clubs, which, along with the town's Grade II Listed 1930s lido, are set just a few hundred yards' walk from Marony Heath, along Rupert Road. A short stroll over the Old River Bridge leads to Ilkley Lawn Tennis and Squash Club with its indoor and outdoor courts along with padel facilities and gym.

Ilkley is set amidst some of the finest countryside in the North of England, with the rolling hills around Wharfedale offering many an opportunity for rural pursuits, challenging walks, mountain and road cycling. For those in search of a culinary experience there are plenty of opportunities, from street-side cafes, wine bars and bistros to the famous Box Tree restaurant.

The town is ideally placed for the commuter, with frequent connections throughout the day from Ilkley's railway station into the local cities of Leeds and Bradford. There are frequent onward connections from the former to London Kings Cross, meaning an early start in the capital is a realistic prospect. Leeds Bradford International Airport is just 10 miles away, whilst the region's road networks also provide ready access towards Harrogate and the A1 beyond, whilst to the west the M65 can be joined at Colne.



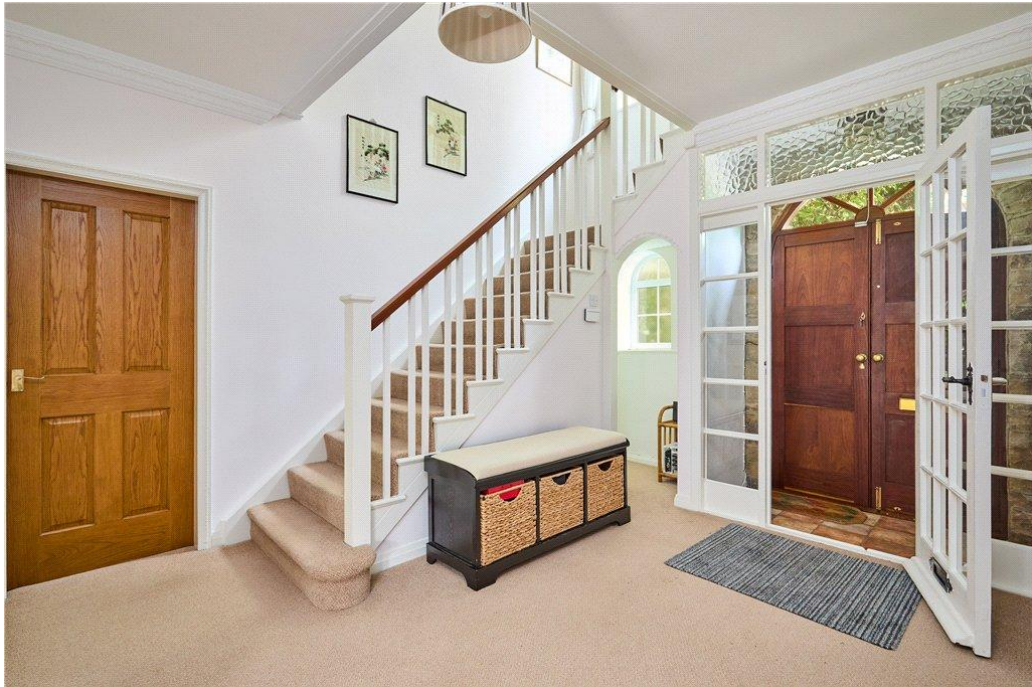




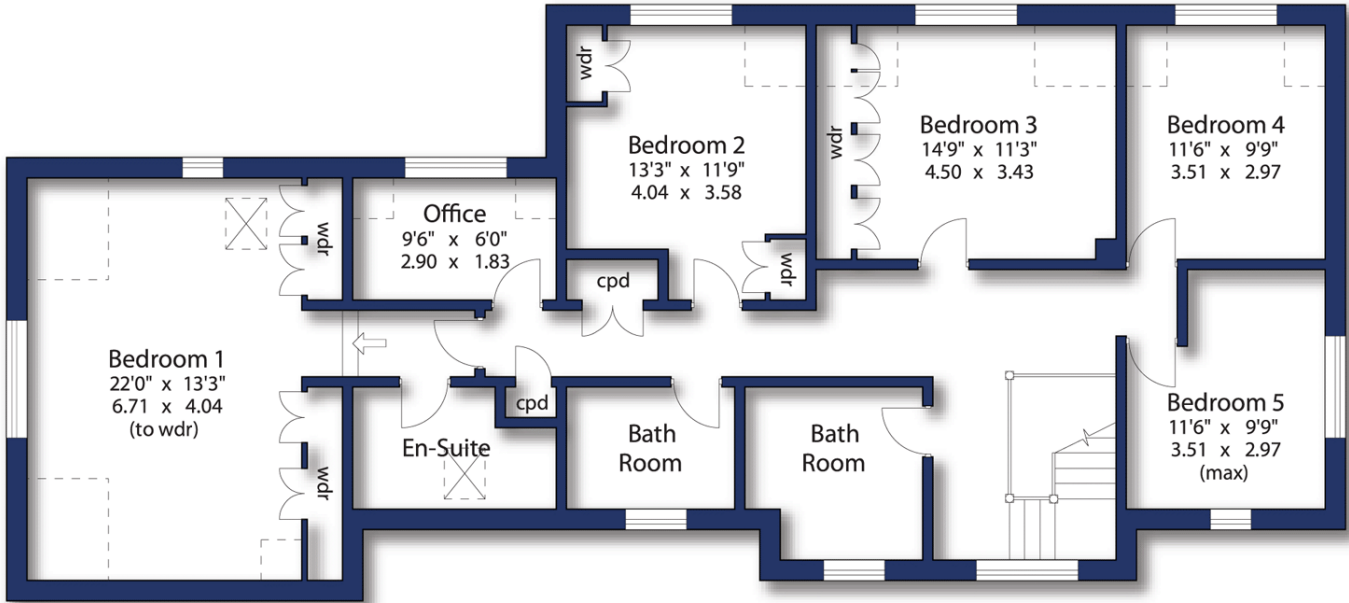




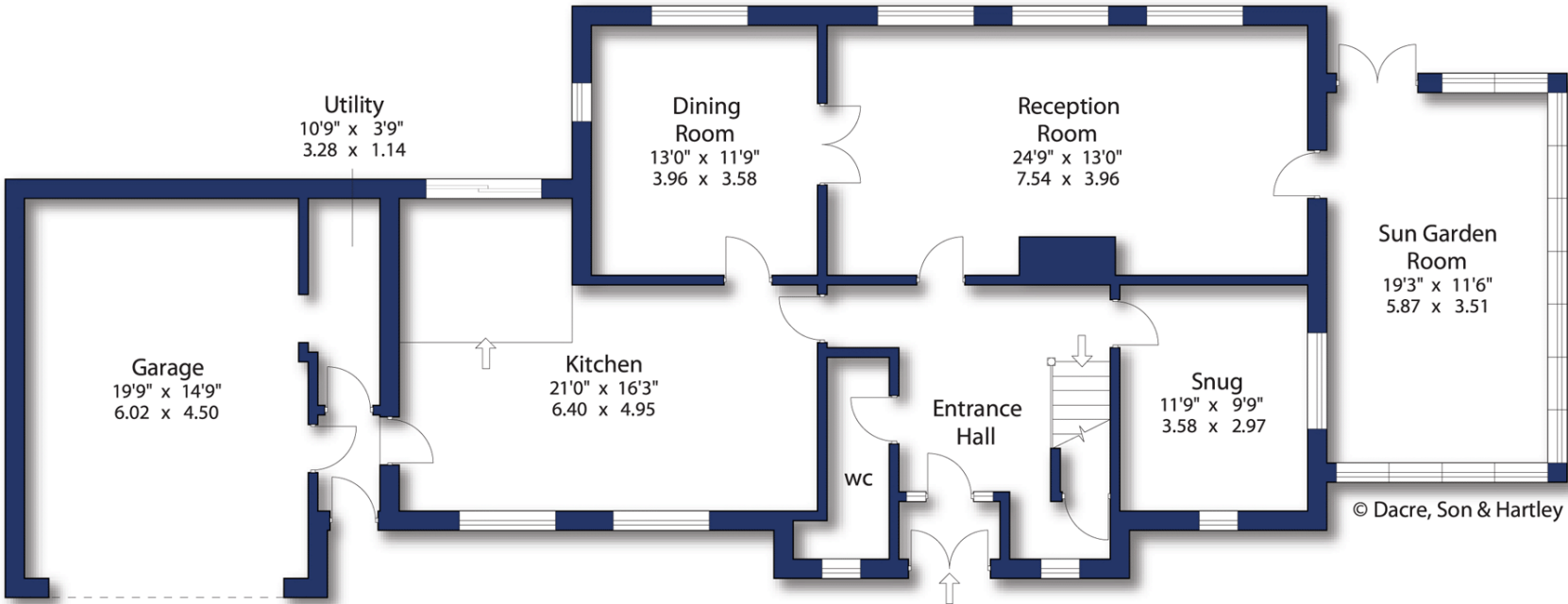




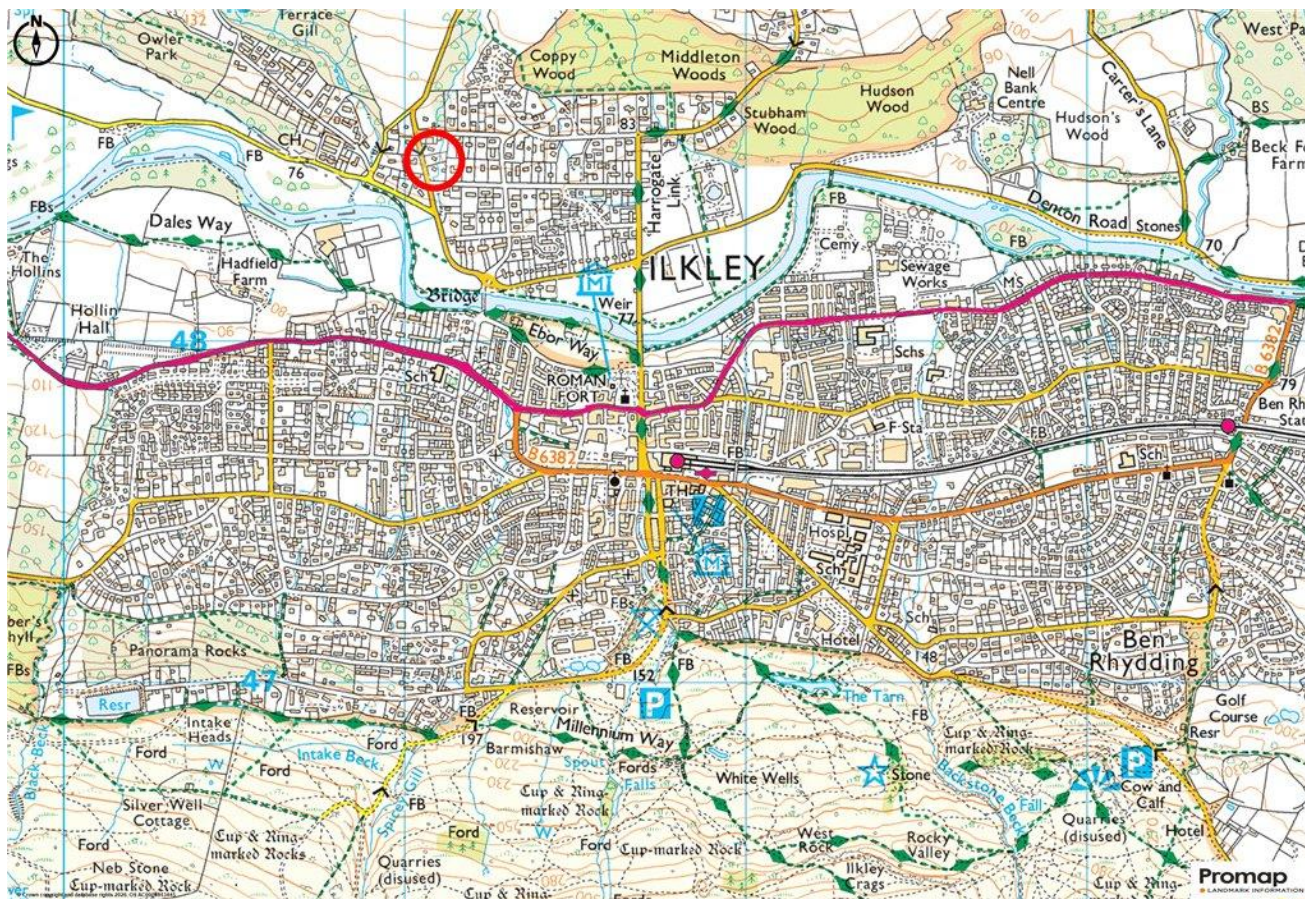
Floorplans



First Floor



Ground Floor



Directions

From our office in the centre of town proceed down Brook Street, through the main traffic lights and continue over the river bridge. Turn left onto Denton Road and follow as the road bears to the right and starts to climb out of Ilkley. Pass the turning to Rupert Road on the right hand side, and Marony Heath is found after a short distance on the right hand side.

What3Words: greeting.newsstand.lied

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 the Middleton Conservation area.
- Tree preservation orders are in place at the property.
- The title document contains covenants including those prohibiting the keeping of caravans on the property, and the hanging of washing in the front garden.
- All main services are installed. Heating and domestic hot water provided by gas fired boiler. Underfloor heating and wood burning stove.
- Driveway and integral 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://gov.uk/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.

Dacres Ref: ILK260147

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.

