



15 Curly Hill, Ilkley

An appealing and individually designed detached family home that offers spacious and flexible accommodation set within interesting and mature woodland gardens, with stunning Japanese style garden room and detached double garage, located on this highly desirable section of Curly Hill in Middleton.

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

Tel: 01943 600655

Email: ilkley@dacres.co.uk

dacres.co.uk   



15 Curly Hill, Ilkley, West Yorkshire, LS29 0AY

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

Guide Price: £1,325,000

Accommodation

Ground floor: Entrance Hall; Sitting Room; Dining Room; Breakfast Kitchen; Conservatory; Utility Room; WC.

First Floor: Principal Bedroom with Ensuite Shower Room and Balcony; two further Bedrooms with Ensuite Shower Rooms and Juliet Balconies; two further Double Bedrooms; House Bathroom.

Outside: Driveway parking and detached double garage. Mature woodland gardens with Japanese style garden room.

General Remarks

Enjoying a fantastic location on Curly Hill within comfortable walking distance of Ilkley town centre and only a few moments from woodland walks, is this unique detached family home with a layout that is sure to appeal to a wide range of buyers. The property is set within mature gardens that provide woodland walks, seating areas and private views from many of the rooms, as well as a substantial detached Japanese style garden room that could serve a multitude of purposes including a yoga studio or home office. The property also has the advantage of off street driveway parking and a detached, double garage.

The accommodation is arranged over two floors, both of which are a split-level design. This includes to the ground floor, an entrance hallway leading to a generous dual aspect sitting room with access to the fabulous terrace and gardens, a dining room leading through to a good sized breakfast kitchen and delightful conservatory in turn, providing pleasant views and access to the lawned garden. To this level there is also a useful utility room and WC.

To the first floor is the principal bedroom with balcony and ensuite shower room, four further double bedrooms, two of which feature Juliet balconies and ensuite shower rooms, and a house bathroom.



The Middleton area of Ilkley has long been regarded as the town's prime residential area, occupying a wonderful setting on the south facing bank of the River Wharfe and providing a highly desirable living environment, offering relative peace and tranquillity whilst being within just a mile or so of Ilkley's central amenities. Middleton is host to the town's famous Lido as well as the cricket and rugby clubs; whilst a walk over the old river bridge leads to the riverside parks and Ilkley Lawn Tennis and Squash Club.

Ilkley's centre is well known for its first class shopping, cultural amenities and a busy social round; catered for by a broad choice of restaurants, tea rooms and wine bars. From the town centre railway station there are frequent services throughout the day into Leeds and Bradford, with regular onward connections from Leeds to London Kings Cross. Leeds Bradford International Airport is just some 10 miles distant.







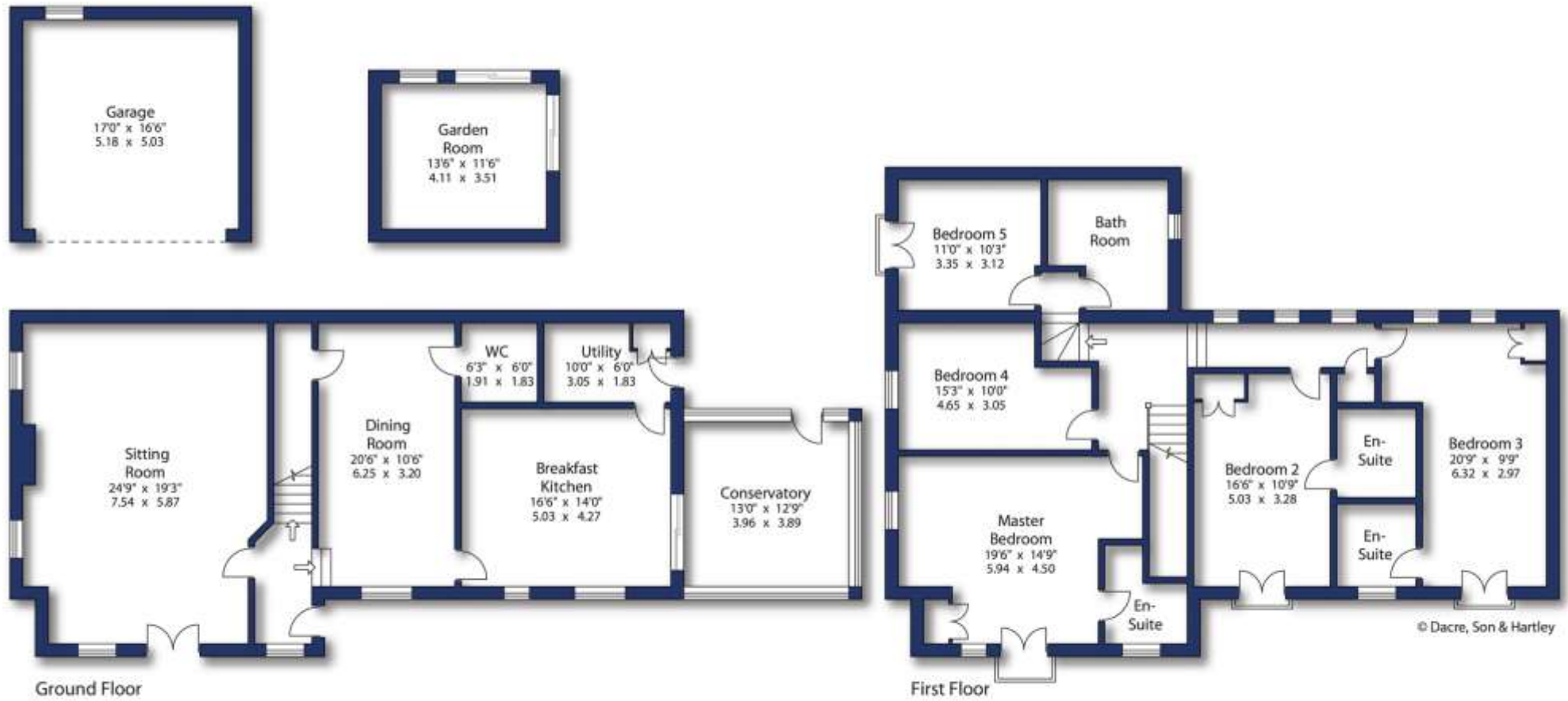






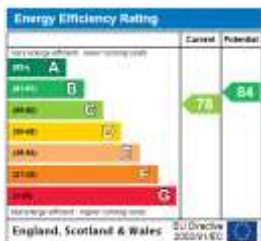


Floorplans





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.



Directions

From our office in the centre of town, proceed down Brook Street, through the main traffic lights and then continue ahead on to Middleton Avenue until the T junction with Curly Hill. Turn left and proceed along Curly Hill where number 15 will be found on the right hand side. What3Words: bedding.space.flinches

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- The property is situated within the Middleton conservation area
- All mains services installed with gas fired central heating
- Driveway parking and detached 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 £26.10 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: ILK240231

