



31 Wheatley Grove, Ilkley

A stunning family home that has been extensively remodelled and extended to provide an impressive and well-planned family home with a large master suite and large open plan living dining kitchen space, set within a generous plot on this sought-after address.

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

Tel: 01943 600655

Email: ilkley@dacres.co.uk

dacres.co.uk





31 Wheatley Grove, Ilkley, West Yorkshire, LS29 8SA

Skipton 11 miles, Harrogate 16 miles, Leeds 17.5 miles (all distances approximate)

Guide Price: £1,050,000

Accommodation

Ground Floor: Entrance Hall with storage cupboards and Cloakroom/WC; Sitting Room; Living Dining Kitchen with pantry; Snug/Family Room; Utility Room with access to Integral Garage.

First Floor: Master Bedroom with Ensuite Bathroom; four further Double Bedrooms, one with Ensuite Shower Room; House Bathroom.

General Remarks

This fantastic, detached property has been thoughtfully extended and refurbished throughout to provide an excellent family home with large gardens and woodland to the rear. The accommodation in brief includes to the ground floor: a light, welcoming entrance hall with useful storage cupboards and a cloakroom/WC; a spacious dual-aspect sitting room with wood burning stove and sliding doors to the rear terrace with views over the garden; a spectacular living dining kitchen with pantry, featuring full height windows spanning the width of the room and enjoying garden views, as well as access to the terrace. To this floor there is also a separate snug/family room and utility room with access to the integral garage.

To the first floor, the stylish master bedroom features full height windows with garden views, and a luxury ensuite bathroom with separate shower. There are four further double bedrooms, one of which has an ensuite shower room, and a luxury house bathroom.

Wheatley Grove is a pleasant residential neighbourhood of established housing, located on eastern fringe of Ben Rhydding close to open countryside and not far from the famous Cow and Calf rocks on Ilkley Moor. No. 31 stands on a generous site amidst mature grounds, with a gravelled driveway providing access to the integral garage to the front, and a lawned fore garden bordered by hedging.



To the rear are large, gently sloping lawned gardens featuring established trees and shrubs and a naturally wooded section, and provides the property with an elevated position and fabulous outlook from the living kitchen and terrace alike.

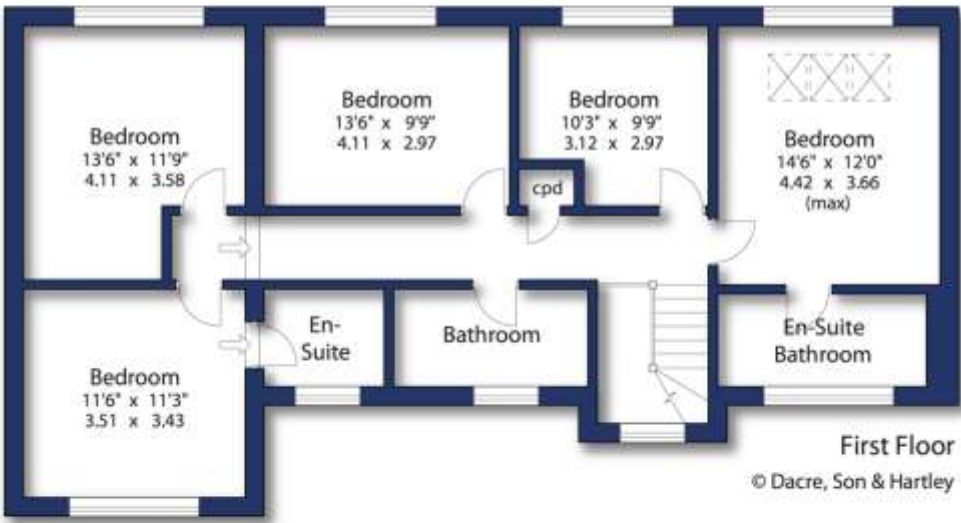
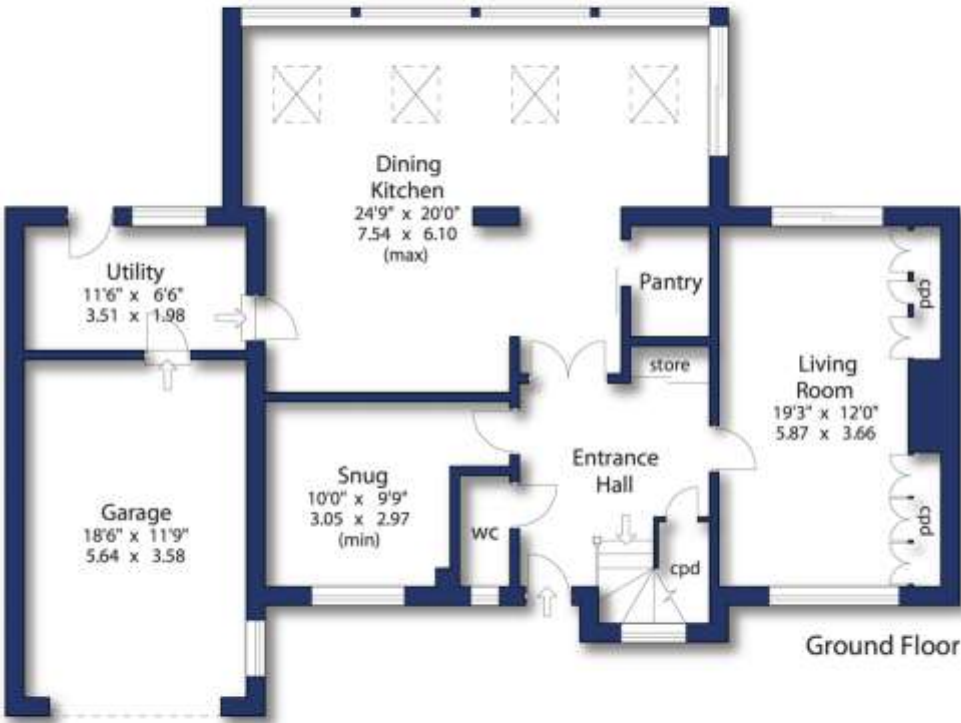
Nearby Ben Rhydding provides a useful range of local shops, post office, and a well regarded primary school. Ben Rhydding also has a popular dining pub, The Wheatley Arms, and its own sports club and golf course. Ben Rhydding railway station offers regular services to Leeds and Bradford, with the Ilkley area being regarded as an ideal location for commuters within the magnificent Wharfe valley countryside. Ilkley town centre, approx. 1 mile distant, provides a wide range of shops, cafes, restaurants, pubs and general amenities, including the high achieving Ilkley Grammar School.







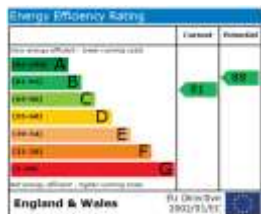
Floorplans



© Dacre, Son & Hartley



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 the parade of shops on Bolling Road in the centre of Ben Rhydding facing an easterly direction, turn right up Wheatley Lane. Continue past the Wheatley Arms inn and then turn left after Wheatley Gardens into Wheatley Grove. Continue up Wheatley Grove, the property is located on the left hand side. What3Words: period.rivals.family

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Tree preservation orders are in place at the property.
- Japanese knotweed historically detected at the property and treated.
- All mains services are installed. Gas-fired central heating. Photovoltaic solar panels installed to the roof.
- Integral garage and off street driveway parking with EV charge point.

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 £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: ILK250206

