



Briarbank, 10 Cheltenham Avenue, Ilkley,

A beautifully presented and thoughtfully extended traditional semi-detached home, offering first-class family accommodation set across three floors with excellent ground floor space and five double bedrooms - one having a luxurious ensuite off.

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Briarbank, 10 Cheltenham Avenue, Ilkley, West Yorkshire, LS29 8BN

Skipton 11.5 miles, Harrogate 17 miles, Leeds 17 miles (all distances approximate)

Guide Price: £1,100,000

Accommodation

Ground Floor: Reception Hall with glazed screen; dual aspect Living Room; Dining Room with French doors to the Garden Room - itself having French doors to the rear south facing garden; Open plan Dining Kitchen with adjacent Family Room; Utility and WC.

First Floor: Three first-floor double Bedrooms, including the principal with a luxury ensuite Shower Room off and beautifully appointed house Bathroom.

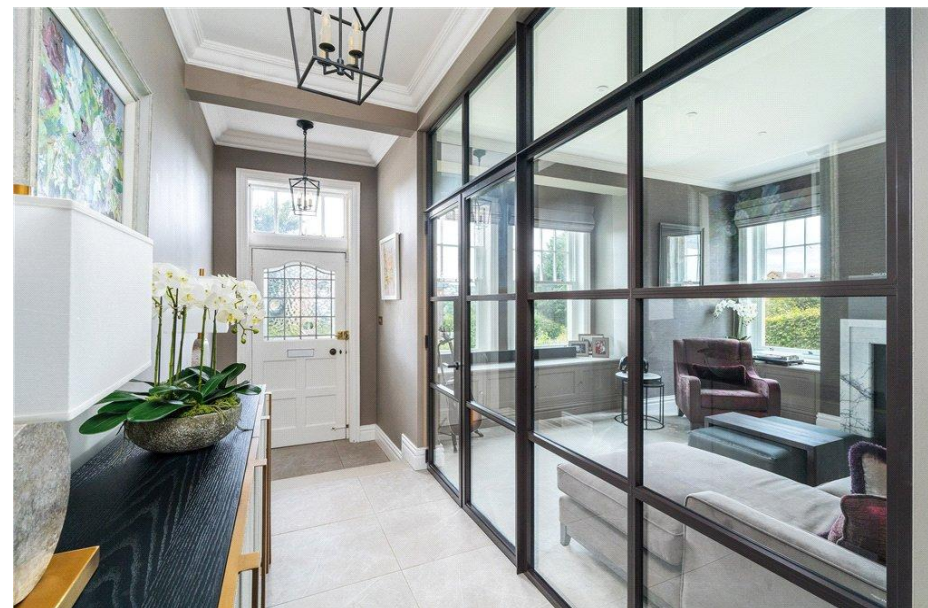
Second Floor: Two further Bedrooms and useful eaves storage.

Outside: Paviour finish driveway parking, landscaped and terraced fore garden and lawned garden to the rear with further terrace adjacent to the Garden Room.

General Remarks

Significantly improved by the current owners, Briarbank, offers beautifully appointed family accommodation - providing sumptuous living within a convenient and highly regarded area close to the centre of Ben Rhydding, with its everyday shops and railway station providing frequent services into the cities of Leeds and Bradford.

The accommodation has been thoughtfully extended and now provides extensive ground floor living, equipped and presented to an impressively high standard, with features including zoned underfloor heating to the kitchen/utility area, a comprehensive range of integrated appliances, and a lovely garden room which could readily suit as either a home gym or a further area within which to relax. The principal living space retains the delightful proportions of the original property - the whole combining character with contemporary style.



Impressive living continues across the upper floors, where there are up to five double bedrooms, with the dual aspect principal having a lovely ensuite shower room off, which supplements the undeniably stylish house bathroom.

From a practical perspective, the house has the advantage of double-glazed windows along with roof-level solar panels.

Ben Rhydding is very much a community in its own right, with a number of local shops, churches of a number of denominations, and a primary school - all of which within comfortable walking distance of Briarbank, so is the railway station, which links back into central Ilkley and also provides frequent services throughout the day into both Leeds and Bradford. There are regular onward connections from the former to London King's Cross.

Central Ilkley is well known for its colourful array of 'High Street' shops and independent stores complemented by an excellent range of social amenities including healthcare, theatre, local cinema, restaurants, cafes, and tea rooms. The local grammar school provides highly regarded secondary education, although a number of private schools are within comfortable daily traveling distance.

The sale of Briarbank offers an excellent opportunity to acquire a truly impressive home benefiting from character, style and eco features.







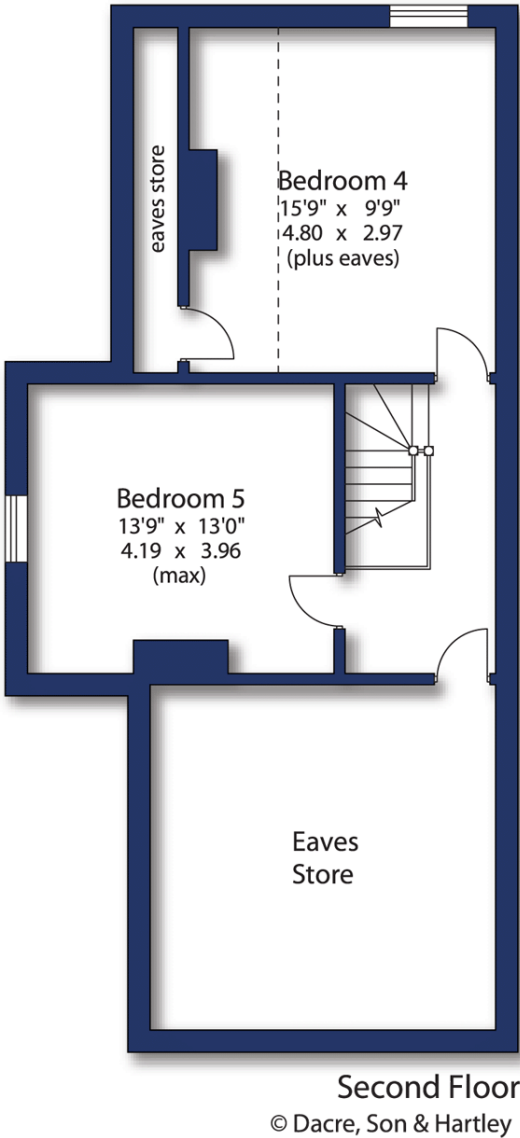
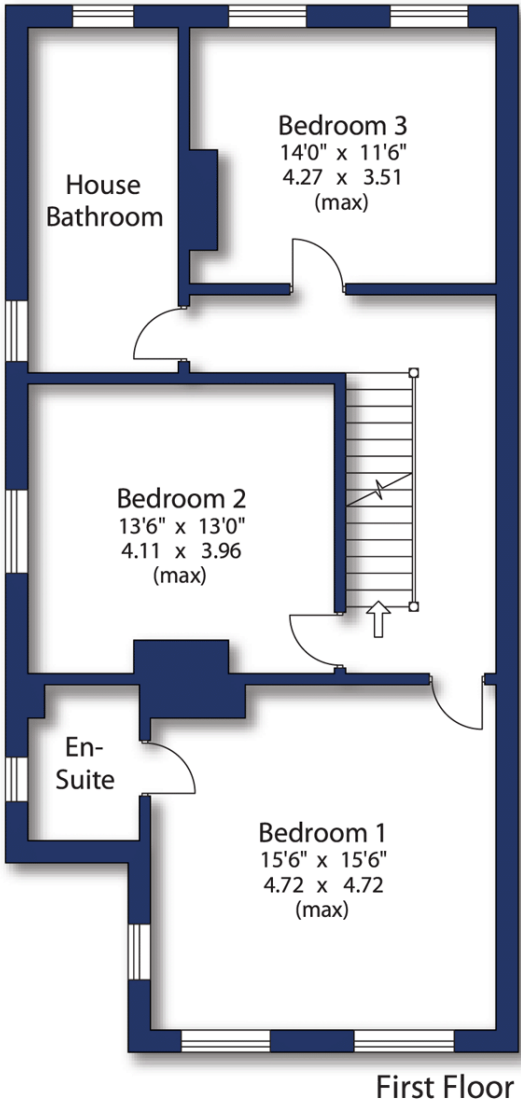
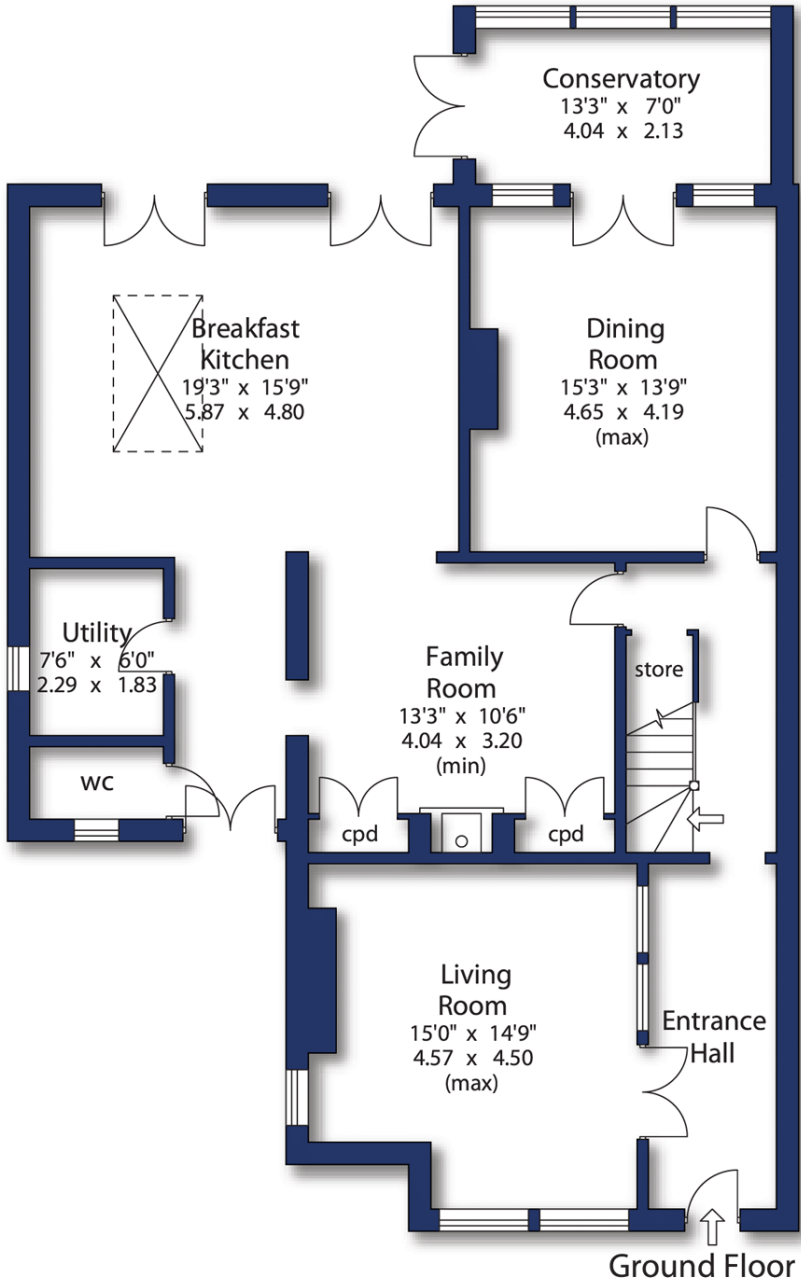


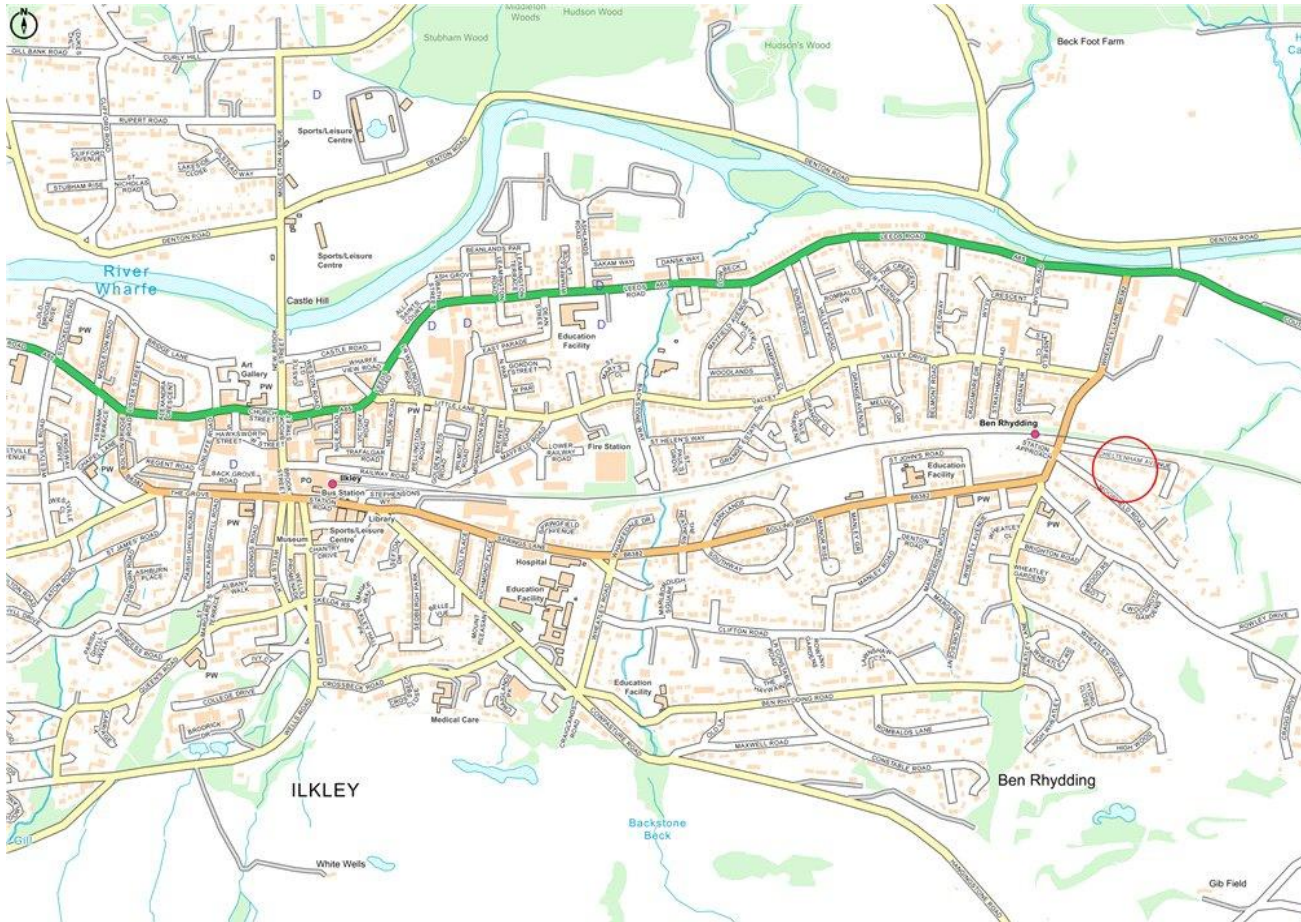






Floorplans





Directions

From our office in the centre of town proceed past the railway station and continue ahead towards central Ben Rhydding. Drive past the retail parade in the centre of the community, bearing left towards the railway bridge and turn right just before the bridge onto Cheltenham Avenue.

What3Words: defrost.partied.waxer

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- All main services are installed. The property is heated, and domestic hot water, provided by a gas-fired boiler. 'Wet' underfloor heating to the kitchen and utility area (zoned) with electric underfloor heating to the bath/shower rooms.
- The property benefits from a solar photovoltaic system with a net generating capacity of 3.99 kW, comprising a combination of south-facing and east-facing panels to maximise electricity generation throughout the day. The system provides a variable annual electricity generation of approximately 3,035 to 3,800 kWh, helping to reduce household energy costs while supporting a more sustainable lifestyle. In addition, the system is registered under a transferable Feed-in Tariff (FiT) scheme, currently paying 76.90p per kWh, offering an attractive ongoing income stream for the new owner. The FiT agreement can be transferred with the property, allowing purchasers to continue benefiting from both the electricity generation and associated tariff payments.
- Driveway parking

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://check-for-flooding.in.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.

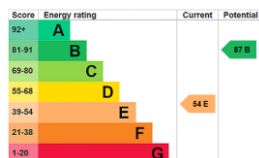
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We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. 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: ILK260161

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