



The Lindens, 44 Rupert Road, Ilkley

An outstanding example of a substantial Edwardian family home – extended and adapted for modern living and set amidst generous landscape gardens of around 0.6 of an acre, within Ilkley's prime residential area.

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The Lindens, 44 Rupert Road, Ilkley, West Yorkshire, LS29 0AT

Skipton 10.5 miles, Harrogate 17 miles, Leeds 17.5 miles (all distances approximate)

Guide Price: £2,950,000

Accommodation

Ground Floor: generous Reception Hall with Cloakroom off; Staircase Hall with storage; Living Room with delightful fireplace and bay window; Family Room again with a square bay; Dining Room; well-proportioned Garden Room having French doors to the outside; well-equipped Living Kitchen incorporating preparation, seating and dining areas; Laundry and rear Entrance Hall.

First Floor: Principal Bedroom with Dressing Area and Ensuite Bathroom; Bedrooms Two and Three are both generous doubles, have Dressing Areas and access to a Jack and Jill Bathroom; Bedroom Four with adjacent House Bathroom.

Second Floor: Office/Study Suite; Bedroom Five with fitted furniture and Ensuite Shower Room off; useful attics.

Outside: The Lindens is approached through remote control gates via a tarmac driveway leading to a detached garage block. The house sits central to the plot which extends to around 0.6 of an acre, and includes broad sweeping lawns, terraces, extensive shrub planting, mature trees and colourful borders.

General Remarks

Rupert 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 sylvan 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 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 paddle 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 a Colne.







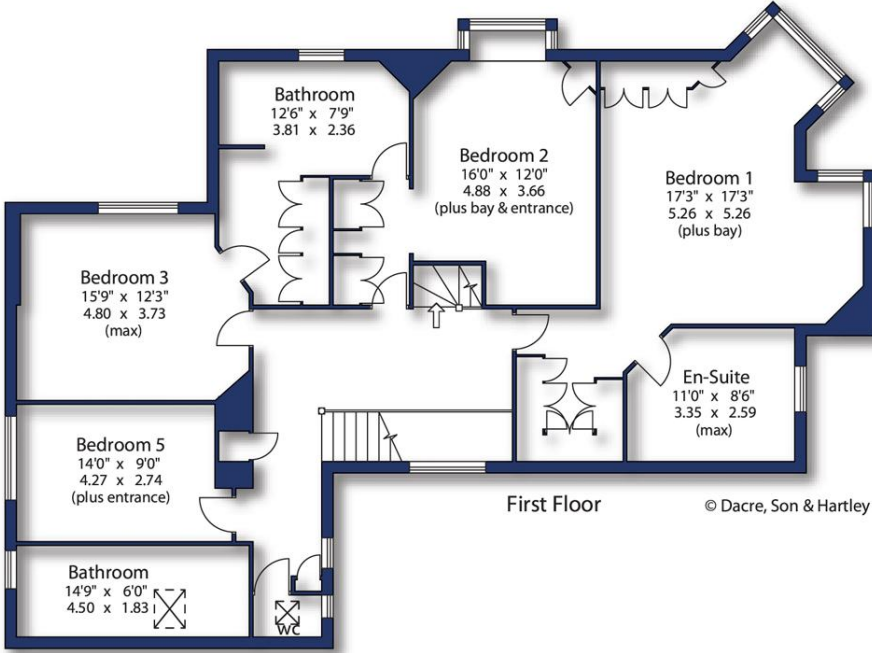
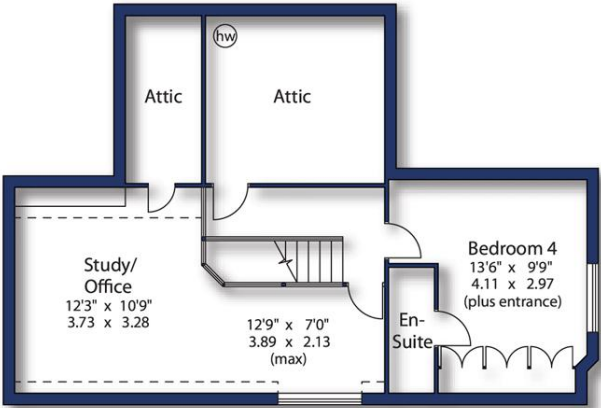
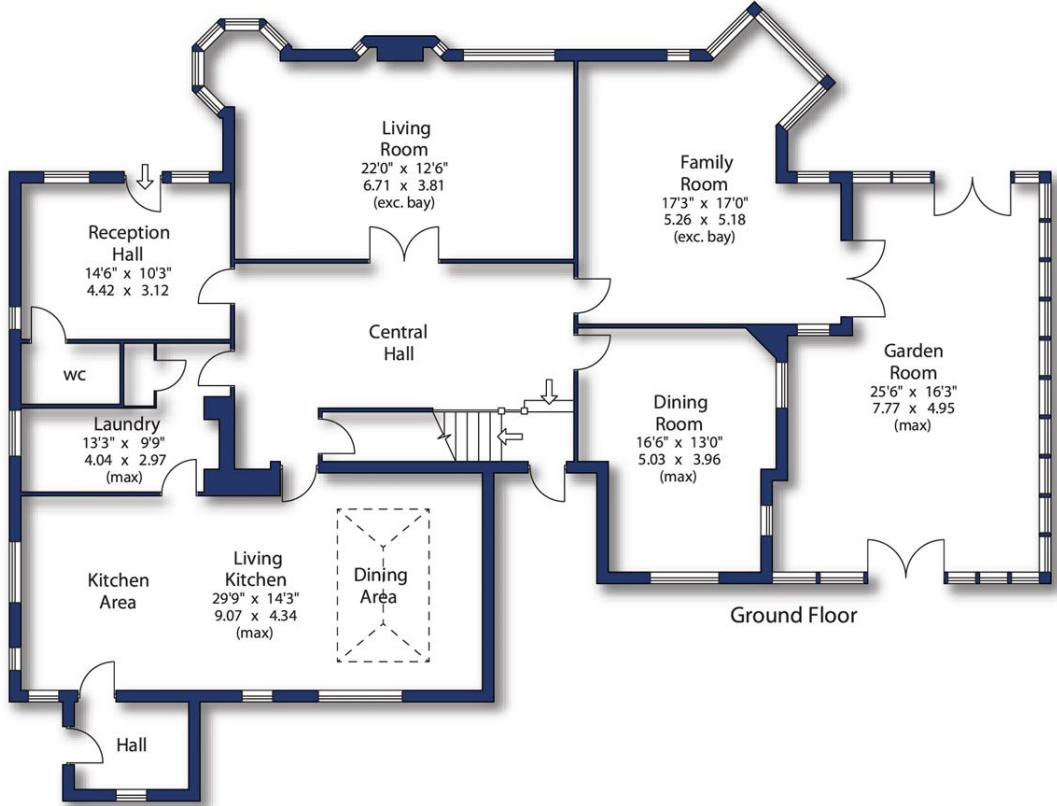


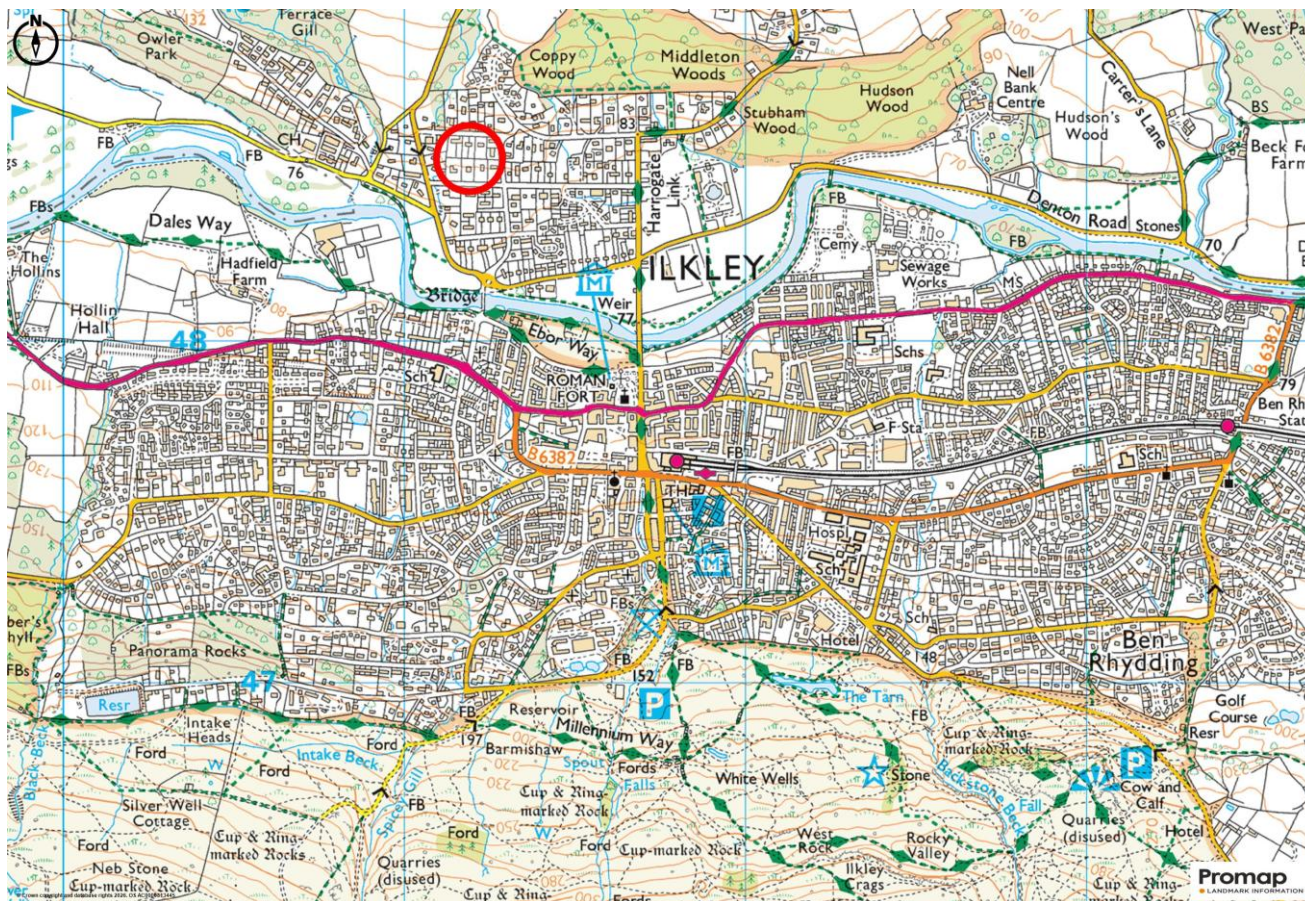






Floorplans





Directions

From our office in centre of town proceed down Brook Street, through the main traffic lights and over the river bridge. Take the third left hand turn onto Rupert Road, continue over the crossroads, and the property is the third on the right hand side. What3Words: motivations.parading.nutrients

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- All mains services installed with gas fired central heating
- Double garage and off street driveway parking
- The property is located within the Middleton conservation area

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://checkforflooding.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.

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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