



69 Ilkley Hall Park, Ilkley, LS29 9LD
Asking Price Of £435,000

**Dale
Eddison**



A WELL PROPORTIONED AND VERSATILE THREE DOUBLE BEDROOMED TOWN HOUSE OCCUPYING AN ENVIABLE POSITION AT THE HEAD OF A SECLUDED CUL DE SAC WHILST STILL BEING WITHIN A BRIEF STROLL OF BOTH ILKLEY MOOR AND THE TOWN CENTRE

With a delightful south facing rear garden, garage and off-street parking space, 69 Ilkley Hall Park provides deceptively spacious accommodation arranged over three floors. The ground floor comprises an inviting entrance hall, double bedroom, smartly presented shower room and a utility room which offers direct access to an enclosed paved terraced area. The first floor features a sitting room with French doors leading to the south facing rear garden, generous dining kitchen with adjoining study area. To the second floor there are two ample double bedrooms and a bathroom.

Ilkley town centre offers an excellent range of high-class shops, restaurants, cafes and everyday amenities including two supermarkets, health centre, boutique cinema, playhouse and library. The town benefits from high achieving schools for all ages including Ilkley Grammar School. There are good sporting and recreational facilities. Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley is regarded as an ideal base for the Leeds/Bradford commuter. A regular train service runs from the town to both cities.

The accommodation has GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:-

**GROUND FLOOR
COVERED ENTRANCE**

ENTRANCE HALL 11' 4" x 11' 4" (3.45m x 3.45m) Including a useful under stairs store cupboard.

BEDROOM THREE 13' 7" x 7' 8" (4.14m x 2.34m) Featuring a range of recessed wardrobes with sliding doors. Window to the side elevation.

SHOWER ROOM 6' 5" Maximum x 4' 9" (1.96m x 1.45m) A particularly well-presented shower room comprising a walk-in shower with glass door, hand wash basin and low suite wc. Heated towel rail. Window to the front elevation.



UTILITY ROOM 8' 0" x 5' 11" (2.44m x 1.8m) Including a hand wash basin and plumbing for an automatic washing machine. A door leads to:-

LOWER TERRACE A south facing paved terrace area enclosed by a stone wall and iron railings.

FIRST FLOOR

SITTING ROOM 16' 2" x 16' 1" Maximum (4.93m x 4.9m) A lovely reception room featuring a gas fire with tiled surround and stone hearth. Ceiling coving. Window to the rear elevation. A large glazed section provides a pleasant southerly aspect and includes a pair of French doors which lead to the rear garden.

DINING KITCHEN AND ADJOINING STUDY AREA 19' 5" x 15' 11" Both Maximum (5.92m x 4.85m) Comprising:-

DINING KITCHEN Well equipped and comprising a range of base and wall units with concealed lighting, co-ordinating work surfaces and tiled splashback and stainless steel sink with mixer tap. Bosch oven with five ring gas hob and cooker hood over. Integrated slimline dishwasher. Recessed spotlights. Window to the rear elevation and a pair of sliding doors to the front elevation which open inwards to create a Juliet balcony.

STUDY AREA Recessed spotlights and ceiling coving. Window to the front elevation.

SECOND FLOOR

BEDROOM ONE 14' 3" x 10' 10" (4.34m x 3.3m) An ample double bedroom featuring a range of fitted wardrobes. Two windows to the rear elevation.

BEDROOM TWO 16' 8" x 8' 3" (5.08m x 2.51m) A further double bedroom with a lovely dual aspect having a window to the front elevation offering glimpses of Middleton. Velux window with black-out blind to the rear elevation.

BATHROOM 7' 9" Maximum x 6' 3" (2.36m x 1.91m) Comprising a bath with shower attachment, hand wash basin set within vanity unit and a low suite wc. Window to the front elevation.

OUTSIDE

GARAGE 17' 0" x 7' 10" (5.18m x 2.39m) Accessed either via an up and over door or personal door to the rear. Light, power points and a significant elevated storage area. Wall mounted

gas fired central heating boiler. To the front of the garage is a block paved driveway providing off street parking.

GARDEN To the rear of the property is a superb south facing garden featuring a lawn and rockery area, paved seating area and mature trees. There is access onto Crossbeck Road, which leads to Ilkley Moor.

VIEWING ARRANGEMENTS Strictly by prior appointment with Dale Eddison's Ilkley office. Please be aware whilst restrictions surrounding Covid 19 were relaxed on Monday 19th July, we reserve the right to request that masks be worn and social distancing measures observed, if requested by the owner of the property.

PLEASE NOTE The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

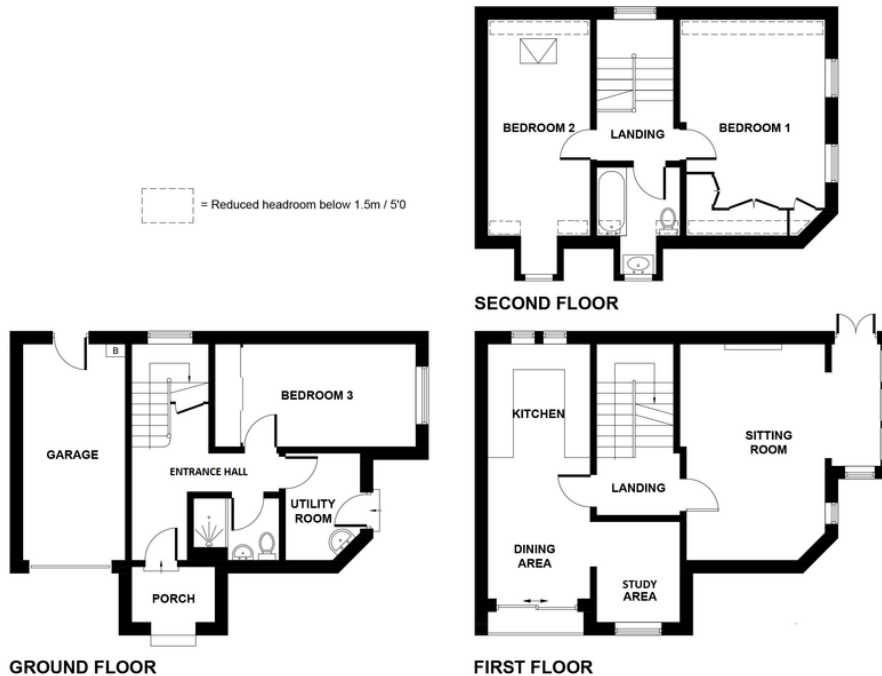
TENURE We understand the property is Freehold.

LOCATION From Dale Eddison's Ilkley office proceed in an eastwards direction and turn right into Wells Road by the side of the HSBC Bank. Continue up the hill and after approximately 400 metres turn left into Skelda Rise. Skelda Rise runs into Ilkley Hall Park. Follow the road towards the top and the property can be found on the left-hand side.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017 Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

FINANCIAL SERVICES Dale Eddison Limited and Linley and Simpson Sales Limited are Introducer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. You can decide whether you choose to deal with Mortgage Advice Bureau Limited. Should you decide to use Mortgage Advice Bureau Limited, Linley and Simpson Sales Limited will receive a payment of £347.50 from Mortgage Advice Bureau Limited for recommending you to them.





69 ILKLEY HALL PARK

APPROXIMATE GROSS INTERNAL AREA = 120.2 SQ M / 1294 SQ FT
 GARAGE = 12.2 SQ M / 131 SQ FT
 TOTAL = 132.4 SQ M / 1425 SQ FT



This plan is for reference only and is in accordance with PMA guidelines.
 It is not to scale and all measurements are approximate.
 Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 817794)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Dale
Eddison**

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.