



Ilkley Hall Park, Ilkley
Guide Price £450,000



51 Ilkley Hall Park

Ilkley

LS29 9LD



A DESIRABLE AND VERSATILE THREE BEDROOMED TOWN HOUSE OCCUPYING AN ENVIABLE SETTING WITHIN A SHORT STROLL OF ILKLEY TOWN CENTRE AMENITIES

51 Ilkley Hall Park stands on a large plot with the potential to extend, subject to planning permission and is situated within this highly regarded development, favoured for its fabulous position being a stone's throw from Ilkley Moor yet a short walk from the town centre. Arranged over three floors, the accommodation comprises a reception hall, double bedroom, shower room and utility room to the ground floor, whilst at first floor level there is a generous sitting room with a balcony, dining hall and fully equipped dining kitchen with a superb south facing balcony. To the second floor there are a further two double bedrooms and bathroom. Externally the property stands within delightful gardens and includes a garage and an off-street parking space.

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



GROUND FLOOR

COVERED ENTRANCE

RECEPTION HALL 13' 10" Max x 10' 6" Max (4.22m x 3.2m)

Accessed via a part glazed entrance door, a welcoming reception hall with stairs to the first floor and useful under stair storage cupboard. Dado rail.

BEDROOM THREE 9' 5" x 7' 8" Plus Fitted Wardrobes (2.87m x 2.34m) A double bedroom featuring a range of fitted wardrobes with sliding doors and a window to the side elevation overlooking the garden.

SHOWER ROOM 6' 5" Max x 4' 10" (1.96m x 1.47m) Comprising a tiled shower stall, hand wash basin with cupboard beneath and low suite w.c. Window to the front elevation and tiling to the walls.

UTILITY ROOM 7' 8" Max x 5' 8" (2.34m x 1.73m) Featuring a hand wash basin with a tiled splashback and cupboard beneath, washing machine and tumble dryer. Fitted storage cupboard. A part glazed door leads out onto the garden.

FIRST FLOOR

DINING HALL 12' 3" x 6' 2" (3.73m x 1.88m) A versatile and spacious dining hall with windows to both the front and rear elevation. A pair of part glazed French doors open into:

SITTING ROOM 15' 11" x 11' 2" (4.85m x 3.4m) A generous sitting room including a pair of glazed French doors leading out to an east facing balcony, with a lovely outlook over the well maintained garden and views towards Middleton beyond. Further window to the side elevation and three wall light points.

DINING KITCHEN 16' 7" x 8' 2" (5.05m x 2.49m) A fully equipped dining kitchen comprising a range of base and wall units with coordinating work surfaces and an inset one and a half bowl sink with tiled splashback. Appliances include a Neff four ring gas hob with hood over, Neff oven, Neff dishwasher and fitted Zanussi undercounter fridge. A window to the side elevation provides lovely long distance views over the rooftops, down the valley. Space for a dining table. A pair of glazed sliding doors open onto:

SOUTH FACING BALCONY A superb covered south facing balcony, perfect for Al Fresco dining.

SECOND FLOOR

LANDING With a window to the rear elevation and a loft hatch.

BEDROOM ONE 13' 9" x 11' 1" Plus Fitted Wardrobes (4.19m x 3.38m) A generous double bedroom with a range of fitted wardrobes and two windows to the side elevation, with a lovely outlook over the garden and far reaching views across the valley.

BEDROOM TWO 14' 11" Max x 8' 1" Plus Fitted Wardrobes (4.55m x 2.46m) A further double bedroom which is currently being used as a home office including a range of fitted wardrobes with sliding doors. A south facing dormer window and a further window to the side elevation provides far reaching views down the valley.

BATHROOM 6' 2" x 5' 5" (1.88m x 1.65m) Comprising a panelled bath, low suite w.c. and hand wash basin with cupboard beneath. Tiling to the walls and window to the front elevation.

OUTSIDE

SINGLE GARAGE 16' 8" x 7' 11" (5.08m x 2.41m) Accessed via an up and over door and window to the side elevation. Wall mounted Worcester gas fired central heating boiler. Freestanding fridge freezer.

OFF-ROAD PARKING There is a block paved driveway providing off-road parking for one vehicle.

GARDENS 51 Ilkley Hall Park stands on a large plot with principally lawned gardens to three sides, a paved seating area, mature trees and shrubs.

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.

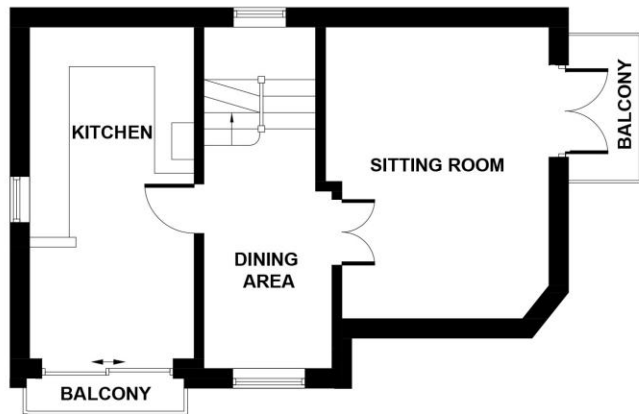
TENURE We understand the property is Freehold.

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 and the property can be found on the left hand side.

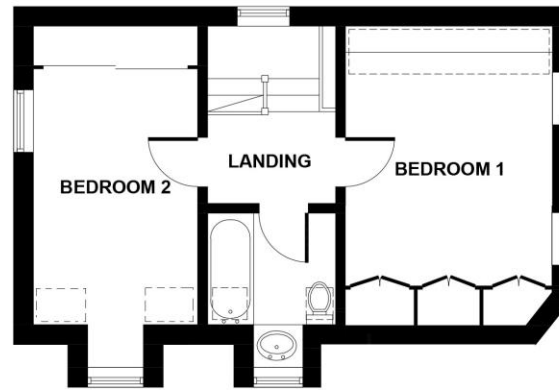
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017 Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed 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 Linley and Simpson Sales Limited and Dale Eddison 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. We receive a maximum of £30 per referral.

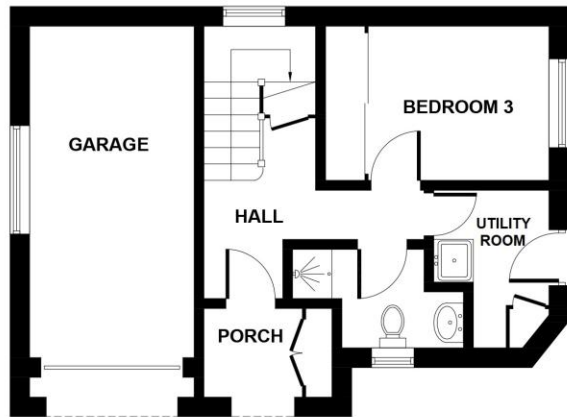




FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

= Reduced headroom below 1.5m / 5'0"

51 ILKLEY HALL PARK

APPROXIMATE GROSS INTERNAL AREA = 116.2 SQ M / 1251 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 829184)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Dale
Eddison**

ILKLEY OFFICE

15 The Grove

Ilkley

LS29 9LW

01943 817642

ilkley@daleeddison.co.uk

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.