

# Primrose Cottage

Ilkley Road, Riddlesden







## Primrose Cottage

Ilkley Road, Riddlesden, West Yorkshire, BD20 5RE

**Offers over: £190,000**

**(to reflect agricultural occupancy condition)**

A detached stone bungalow with garage and generous garden enjoying an elevated rural position with panoramic views across the Aire Valley.

### DESCRIPTION

Primrose Cottage enjoys an elevated rural position overlooking Riddlesden and the Aire Valley beyond. Located approximately 1 mile from the village of Riddlesden which offers a range of local amenities including rail connections and access to the Leeds Liverpool canal.

Constructed from semi dressed natural stone with a blue slate roof, Primrose Cottage is an attractive property offering accommodation on one floor with an integral garage, tarmac driveway and parking area as well as generous gardens.

The layout of the property is shown on the accompanying floor plan and briefly comprises:

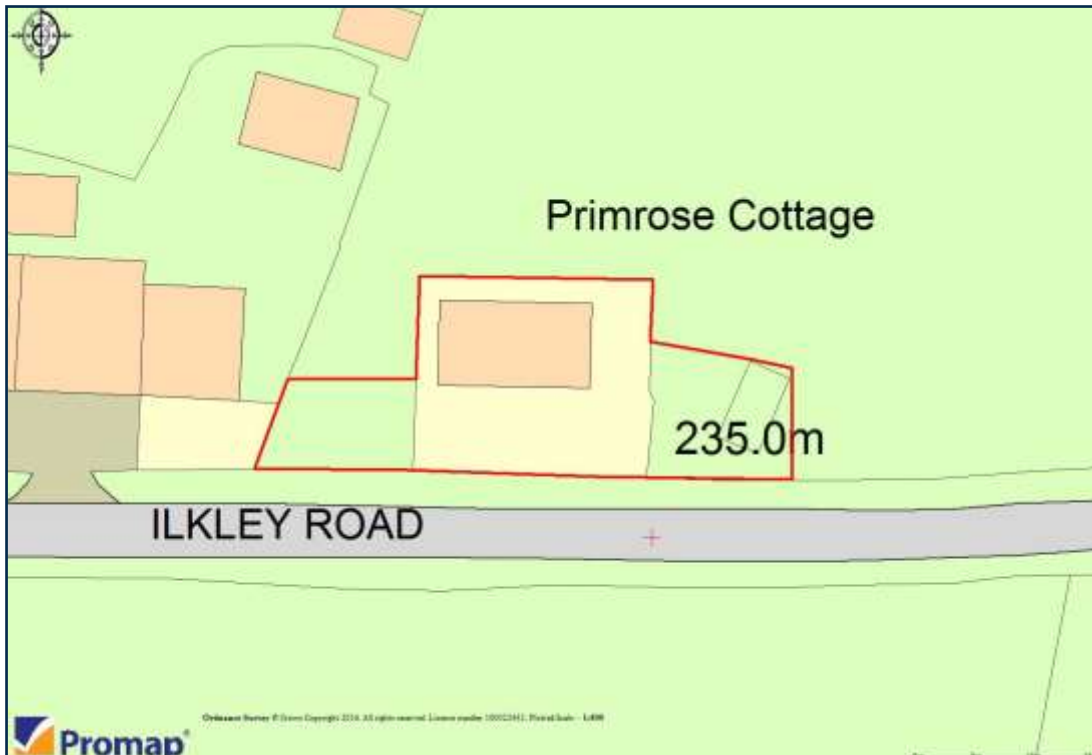
Entrance Porch leading to internal Hallway; Large Living Room with south facing views; Kitchen with internal door leading to attached Garage; Two Double Bedrooms with fitted storage units; House Shower room; Tarmac driveway; Lawned Gardens; Fenced Vegetable area

### SERVICES

The property is served by a spring water supply and a septic tank which are located in the neighbouring field. There is mains electricity and heating and hot water is provided by an LPG fired central heating boiler located in the garage. The LPG tank is situated outside the property and is connected by underground pipework. The windows and doors are uPVC double glazed units and there is an alarm fitted. None of the services have been tested and interested parties are advised to make their own enquiries as part of their own due diligence.

### TENURE

The property is sold freehold with vacant possession upon completion of the sale.



**AGRICULTURAL OCCUPANCY RESTRICTION**

It is a condition of the planning approval No.87/06/06675 granted by the City Of Bradford Metropolitan Council on the 16th November 1987 that the “occupation of the dwelling hereby permitted shall be limited to a person solely employed or last employed in agriculture (as defined in Section 290 (1) of the Town and Country Planning Act 1971) or a dependant of such a person residing with them (but including a widow or widower of such a person).” Prospective purchasers must satisfy themselves that they comply with the occupancy condition.

**EPC**

The property has an EPC rating of G (19).

**COUNCIL TAX**

The property is in Council Tax Band “C”. The normal charge for Band “C” properties in Riddlesden, West Yorkshire for 202/2026 is £1,997.00.

**WHAT3WORDS**

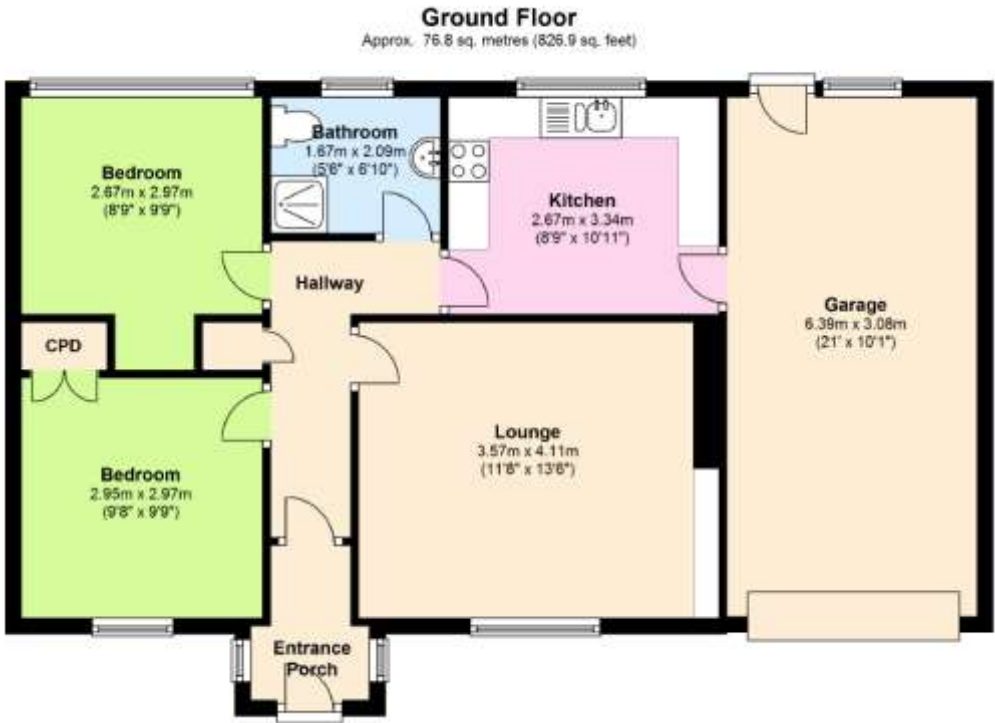
<http://bunk.cherished.applies>

**VIEWING ARRANGEMENTS**

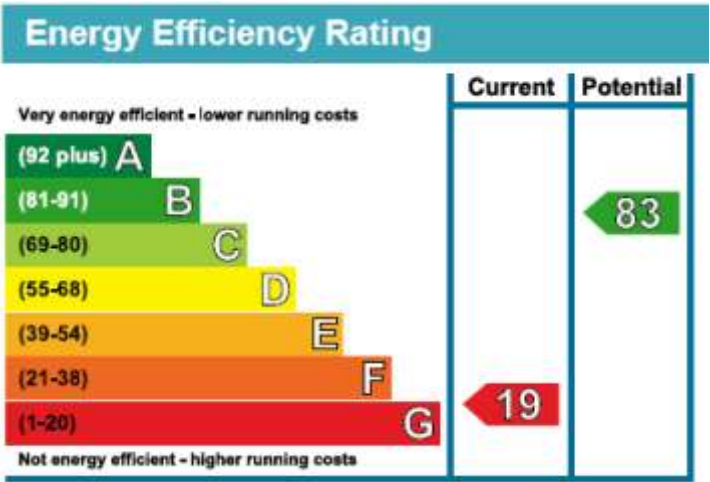
Interested parties are asked to contact the selling agents, WBW Surveyors Ltd to arrange a viewing of the property.

**OFFERS AND ENQUIRIES**

Offers are invited and the Vendor reserves the right to seek best and final offers at any stage in the marketing process. To make an offer or for further information please contact David Claxton on 01756 692900 or by email; david.claxton@wbwsurveyors.co.uk



Not to scale - for identification purposes only.





## Primrose Cottage, Riddlesden, BD20 5RE

A charming two bedroom detached house enjoying a southerly aspect and panoramic views of the Aire Valley.



Skipton Auction Mart  
Gargrave Road  
Skipton  
North Yorkshire  
BD23 1UD

Tel: 01756 692 900

[www.wbwsurveyors.co.uk](http://www.wbwsurveyors.co.uk)

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**GENERAL:** While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase.

**PLANNING PERMISSION:** We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.