



## 56 Victoria Avenue, Ilkley

A stunning family home – set amidst landscaped gardens with an appealing driveway approach. Thoughtfully extended to provide first class accommodation including four double bedroom suites as well as a very useful self contained guest annexe/office over the double garage. A truly impressive property towards the sought after western side of Ilkley within walking distance of the town centre and Ilkley Moor.

1-5 The Grove, Ilkley, West Yorkshire, LS29 9HS

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## 56 Victoria Avenue, Ilkley, West Yorkshire, LS29 9PN

Harrogate 17 miles, Skipton 9 miles, Leeds 21 miles (all distances approximate)

**Guide Price: £1,385,000**

### Accommodation

Ground Floor: impressive Reception Hall; large Living Room with bay window, leading to a dual aspect Family Room; stunning Living Kitchen with seating, preparation and dining areas – bi-fold doors to the garden; Rear Hall; Utility and Cloaks.

First Floor: four superb Double Bedroom Suites including the Principal Bedroom with a well-appointed Dressing Area.

Outside: delightful landscaped gardens to the front and rear, gated driveway access and double garage with annexe/office, kitchenette and shower room over.

### General Remarks

56 Victoria Avenue is an undeniably impressive family home, enjoying a very desirable location towards the western side of town within comfortable walking distance of town centre amenities and the railway station. The property has been significantly upgraded and extended to provide a very desirable home.

To the ground floor a spacious reception hall provides access to a large living room with splay bay, having a family/games room off, also at this level is a stunning living kitchen incorporating preparation, seating and dining areas. Bi-fold doors lead from the living kitchen to an expansive terrace and lawned gardens beyond. A rear hall provides access to a useful utility room and access to the rear garden. To the first floor there are four double bedrooms, each having a private en-suite facility, and with the master enjoying privacy, a wonderful sensation of space, and a dressing area with fitted wardrobes complimenting the luxury en-suite facility. The property enjoys a good degree of flexibility thanks to the provision of a stylish annexe over the double garage – presently used as an office, but thanks to having its own en-suite shower facility this area could easily suit as a guest annexe or space for a dependant relative/teenager.



Accessed through remote control gates by a long driveway approach which provides extensive off street parking, the house sits centrally amidst lovely landscaped gardens in a slightly elevated position commanding pleasant aspects onto Victoria Avenue.

The former Victorian spa town of Ilkley is set in the heart of Wharfedale amidst some of Yorkshire's most dramatic scenery, and yet provides excellent commuter links with many of the region's business centres including Leeds and Bradford, Harrogate and the East Lancashire conurbation. The town's railway station provides regular services throughout the day into both local cities, and from Leeds there are frequent connections to London Kings Cross. A local international airport is just some 10 miles from town.

Ilkley is well known for its first class shopping and this is complimented by a comprehensive range of social and recreational amenities including very popular sports clubs which cater for a wide array of tastes. The town also has the benefit of a highly regarded schooling system although there are a number of private schools for children of all ages within comfortable daily travelling distance. The sale of 56 Victoria Avenue offers an excellent opportunity to acquire a truly impressive home, complimented by delightful landscaped gardens and with the added versatility of the first floor garage annexe/home office.





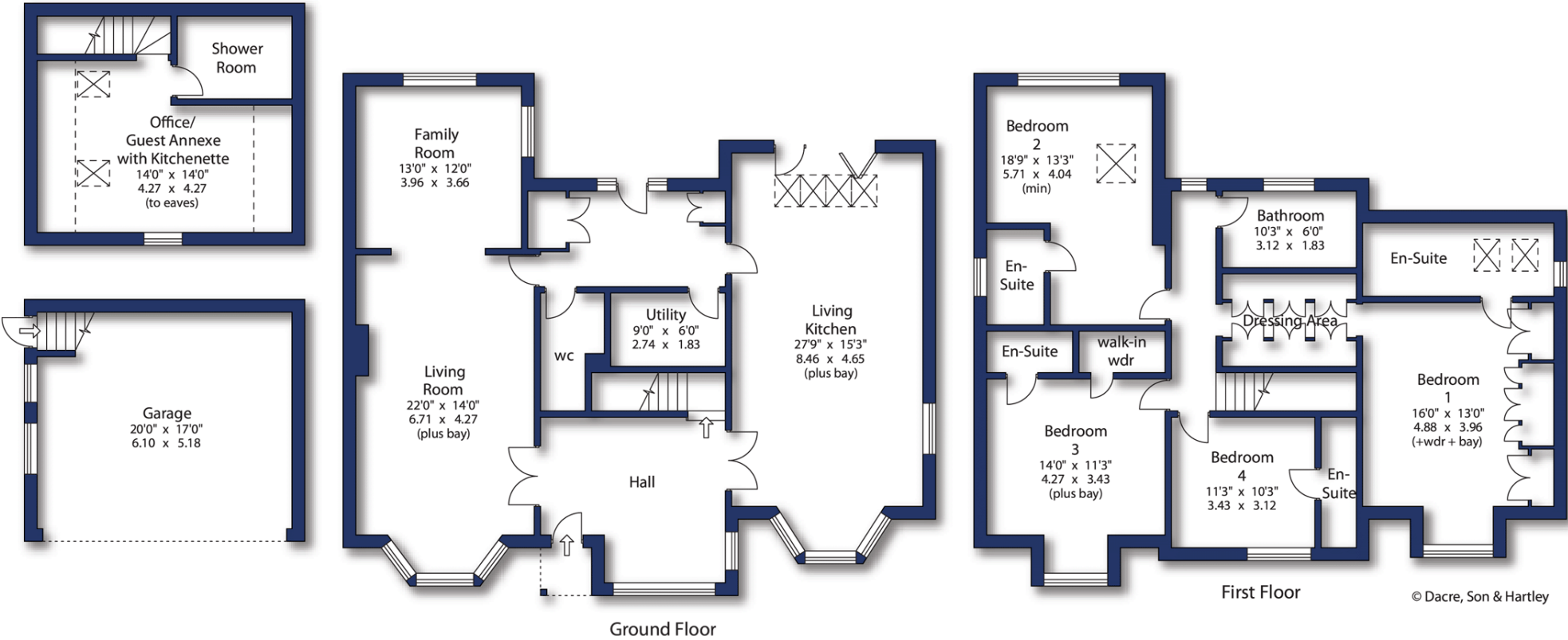


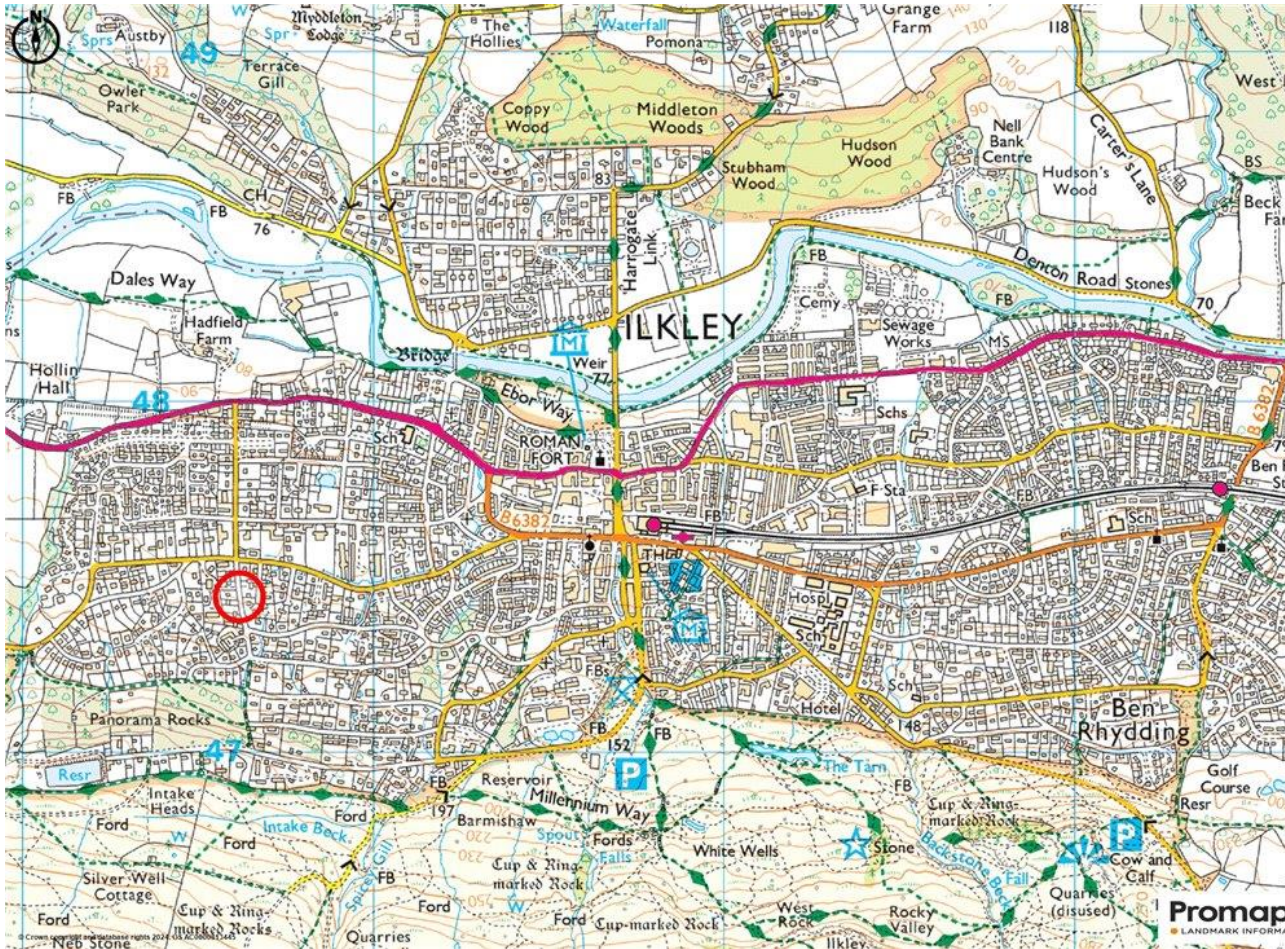




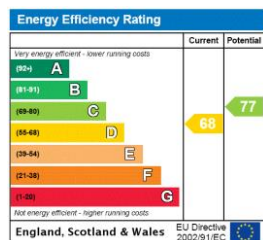


Floorplans





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## Directions

From our office in the centre of town proceed westward down The Grove, and as the road starts to turn to the right bear left onto Grove Road. Continue up Grove Road for around half a mile or so until reaching the crossroads with Victoria Avenue. Turn left, and the property will be seen to the right hand side after 150 yards or so.

What3Words: project.praning.parkway

## Local Authority & Council Tax Band

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

## Tenure, Services & Parking

- Freehold
- Please note that tree preservation orders are in place on the property.
- All mains services are installed, gas-fired central heating supplemented by wood burning stove.
- Driveway parking and double garage.

## Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) available from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

## 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.

## 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 £24.00 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), Dacre, Son & Hartley reserves 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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