



30 Victoria Avenue, Ilkley

An impressive modern detached home of substantial proportions, offering ideal family accommodation with considerable flexibility. Set towards the favoured western side of town and complemented by lovely, enclosed level gardens.

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30 Victoria Avenue, Ilkley, West Yorkshire, LS29 9BW

Skipton 9 miles, Leeds 18 miles, Harrogate 20 miles (all distances approximate)

Guide Price: £1,395,000

Accommodation

Covered Entrance; Reception Hall with sweeping staircase off; triple aspect Living Room with French doors to the garden; Dining Room; Kitchen fitted by The Secret Drawer of Skipton; Breakfast Room with French doors; Garden Room, a lovely triple aspect room with garden access; Study; Laundry; a pair of Cloakrooms.

First floor – galleried landing; Principal Bedroom suite comprising Bedroom with an extensive range of fitted wardrobes, adjacent luxury Bathroom and Sauna; Guest Bedroom with Ensuite Shower Room; two further Bedrooms – both with a range of fitted wardrobes and sharing a stylishly appointed Shower Room. A separate staircase provides access to a Family/Playroom, offering considerable flexibility and potential for an additional Bedroom/Reception or workspace.

30 Victoria Avenue is approached through remote controlled gates which open on to a pavior finished parking court with integral double garaging to one side. The majority of the gardens are to the western side and provide a fantastic family amenity.

General Remarks

This versatile family home stands towards the crest of Victoria Avenue, within the much favoured western side of town and within comfortable walking distance of both All Saints Primary School and Ilkley Lawn Tennis and Squash Club.

Approached through remote control gates, the property is entered through a lovely galleried reception hall with an elegant curving staircase leading to the first floor.

To the right hand side is a substantial living room – over thirty feet in length and including a recessed inglenook style fireplace with additional glazing and open fire. A pleasant dining room is set to the other side of the hall, whilst running across much of the rear of the house and enjoying a free flowing open plan layout is a well appointed kitchen – with high calibre units by The Secret Drawer and a comprehensive range of integrated appliances; breakfast room with direct garden access, and adjacent garden room with splay Bay having French doors leading to the outside terraces.

The whole combines to create excellent everyday living space with underfloor heating throughout the three living zones. A pair of cloakrooms, laundry and fitted study complete the ground floor accommodation.

The principal staircase leads to the galleried landing with the main bedroom to one side with a range of fitted wardrobes as well as a luxury ensuite bathroom. There are three further double bedrooms, one with a private ensuite facility, and the others sharing a stylish Jack and Jill bathroom – all of the rooms have fitted furniture by Hartley's of Skipton, with the fourth bedroom currently used as a dressing room. From the landing there is access to very useful loft storage area.

A second staircase leads to a substantial room set over the double garage – this space has dormer windows overlooking the parking court as well as additional Velux roof lights and offers considerable flexibility to use as either reception/play space, office accommodation or potential to create additional bedrooms (subject to consents).

The property has the advantage of delightful sheltered gardens, centred around a level lawn with colourful flower borders and extensive shrub planting. Multiple French doors lead from the living space to a generous terrace enabling one to make the most of the garden during the summer months. Pedestrian gates to either side of the house enclose the garden, ensuring security and a safe environment for children.

The town centre is a mile or so distant from Victoria Avenue and is renowned for its first-class shopping environment where 'High Street' stores rub shoulders with a colourful mix of independent shops. There are comprehensive dining opportunities, from fine dining to family favourites, along with a local cinema, theatre and The Winter Gardens which regularly hosts popular performances. The town is blessed with highly regarded schools, with All Saints Primary School being within comfortable walking distance of the property and Ilkley Grammar School a little more distant beyond the town centre. A number of private schools for children of all ages are within daily travelling distance, many having their own transport options.

Ilkley is surrounded by some of the finest countryside in the region - the River Wharfe and rugged moors provide many an opportunity for rural pursuits including invigorating walks, challenging mountain biking and road cycling. Local clubs cater for traditional sports such as hockey, rugby, and golf. Ilkley Lawn Tennis and Squash Club is just a few hundred yards walk away and offers excellent facilities.

Beyond this wonderful setting the town forms an ideal base for the West Yorkshire business traveller, with the local cities of Leeds and Bradford, as well as nearby Harrogate, all being within commuting distance. From Ilkley station there are frequent services throughout the day into both local cities, and from Leeds there are numerous connections to London King's Cross. Leeds Bradford International airport is 10 miles away.



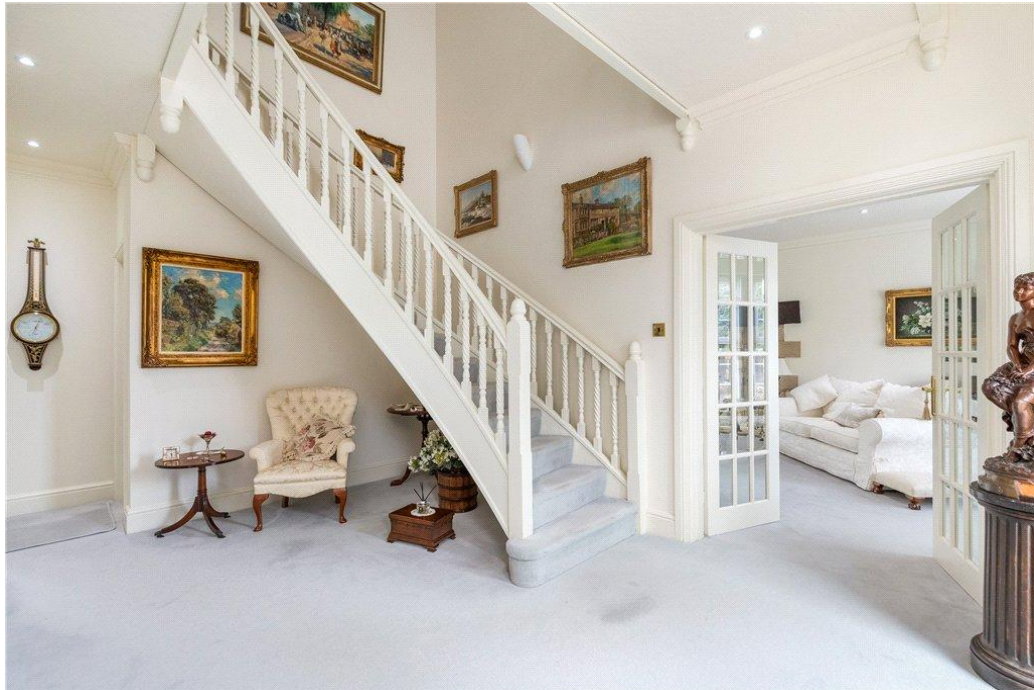




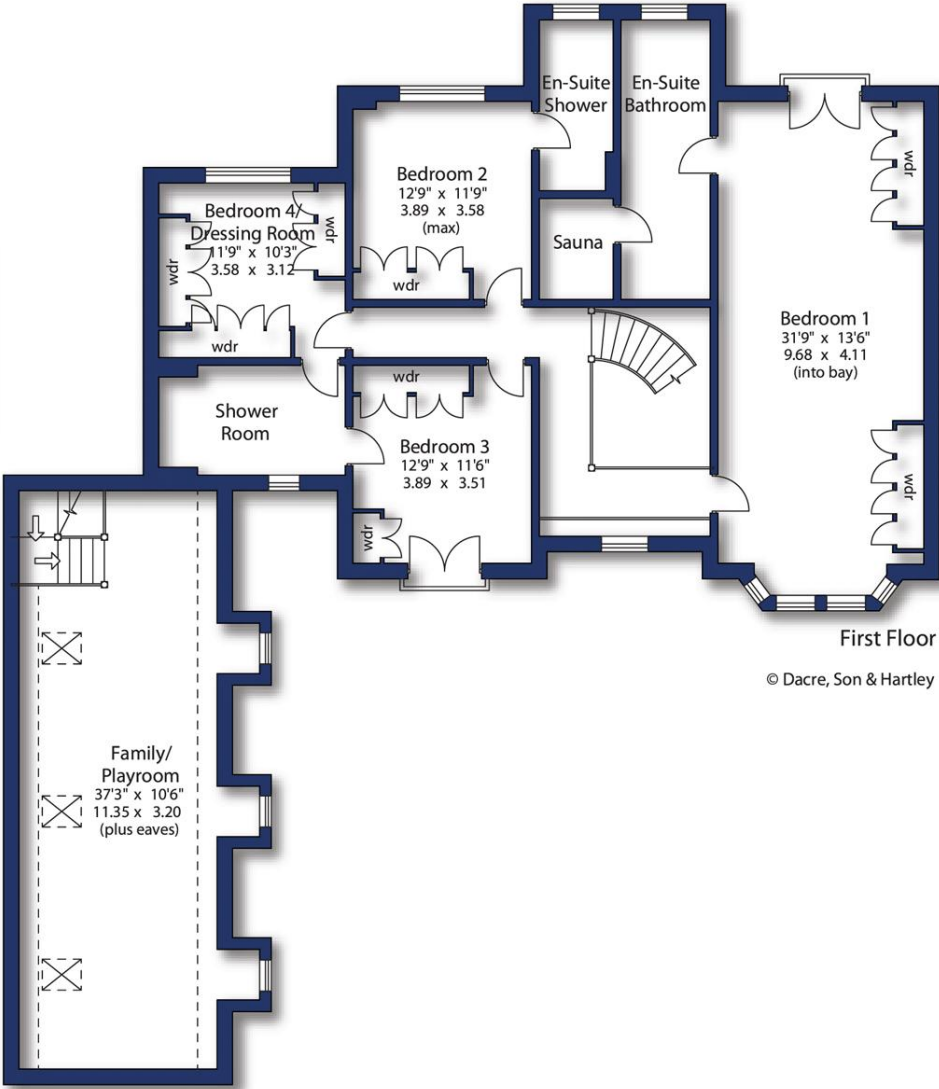
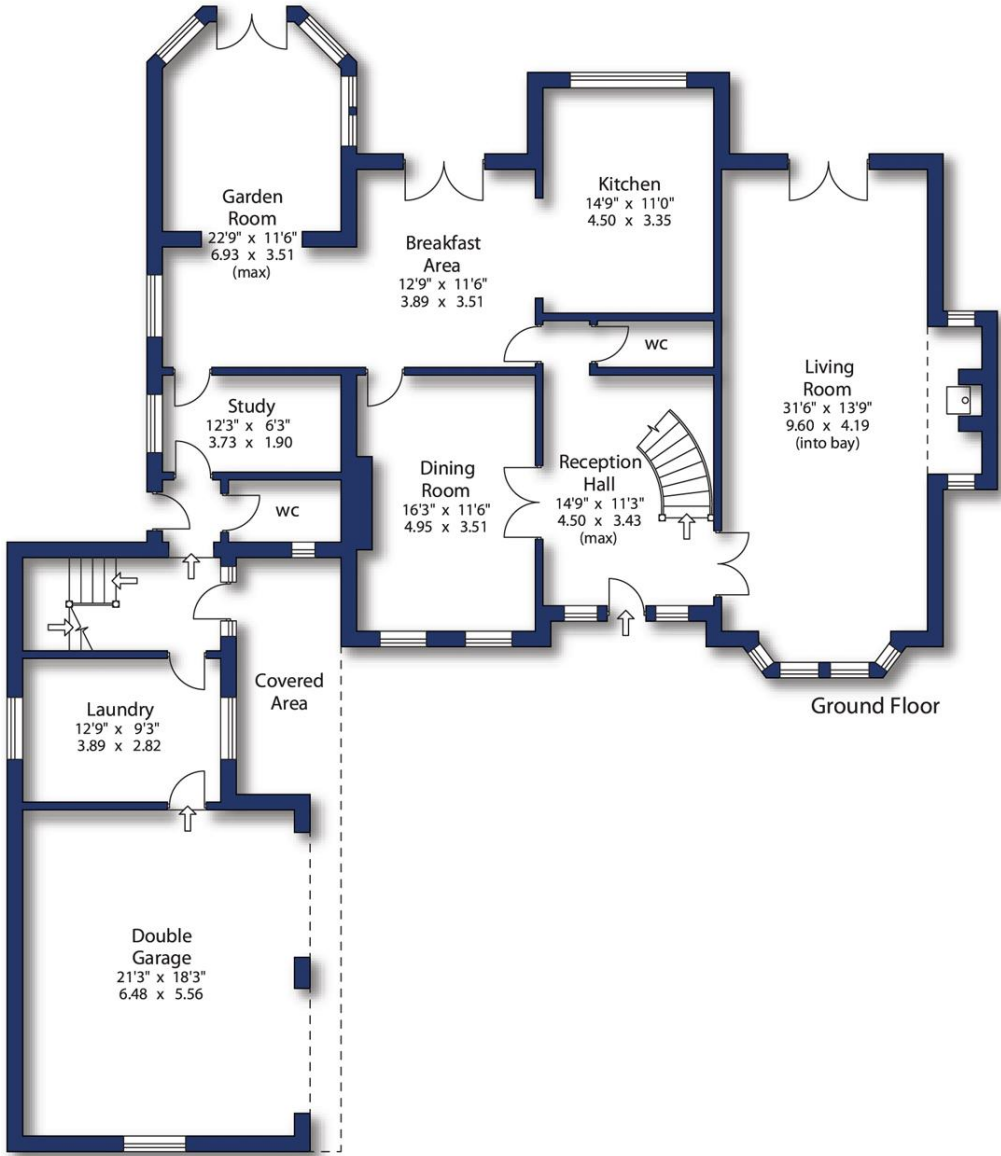


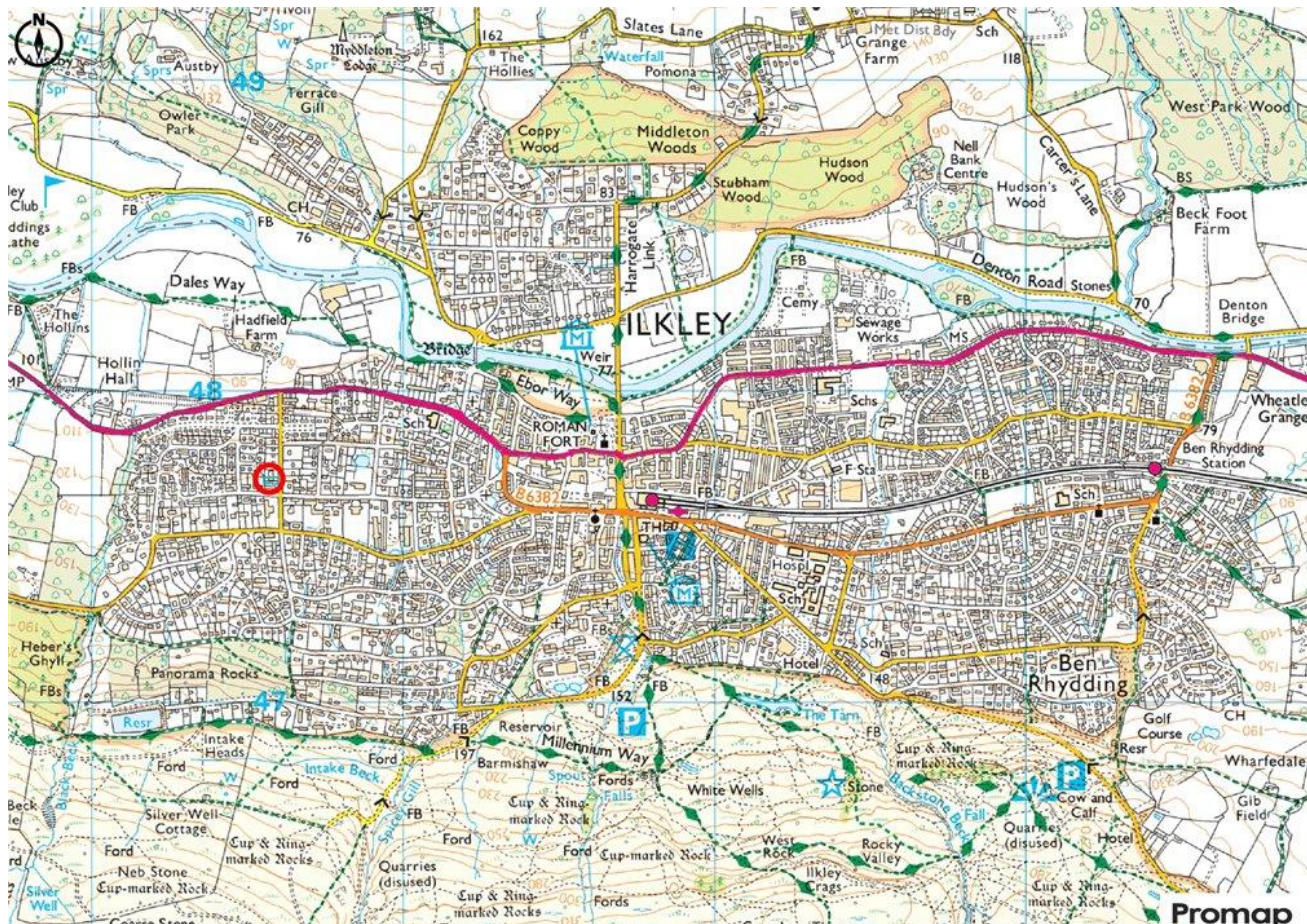




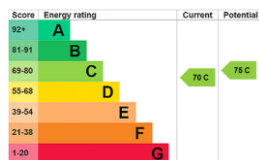


Floorplans





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Directions

From our office in the centre of town proceed down The Grove and as the road bears to the right continue straight ahead onto Grove Road. Continue for around three quarters of a mile before turning right onto Victoria Avenue and the property will be seen to the left hand side after a couple of 100 yards. What3Words flushed.sandbags.feelers

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- The property is located within the Ilkley conservation area
- All main services are installed. Gas fired heating with electric underfloor heating in part of the house. Double glazed windows
- Double garage and parking court

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.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 £26.10 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. Dacres Ref: ILK250301

