

CLIFFORD HOUSE

MIDDLETON, ILKLEY

A substantial period family home in the heart of Middleton

DACRE, SON & HARTLEY

EST. 1820

Patrick McCutcheon FNAEA



A unique opportunity

A wonderful opportunity to acquire a substantial period home within the heart of Ilkley's prime residential area. Offering extensive seven bedroom accommodation, planned over three floors and commanding delightful views to the south across lawned gardens towards the dramatic moors beyond town.

Space, character and style, extending to around approximately 4700 sq ft.







Accommodation Summary

Elegant Hall with Cloakroom off; Living Room with Broad splay bay and lovely southerly views; Conservatory/Garden Room; Dining Room; Living Kitchen with comprehensive units and feature central island; dual aspect Family Room with garden access; Snug/Office; Boot Room; Utility and second WC.

Four first floor bedrooms; one with large ensuite bathroom; house bathroom and adjacent shower room.

Three further upper floor double bedrooms, office and further bathroom. Loft area with potential.

Clifford house sits amidst expansive lawns, sheltered and southerly facing to the rear, where there is a lovely terrace with far reaching views. Electric gates lead to a generous driveway with garage beyond.

GENERAL REMARKS



SKIPTON 10 Miles | LEEDS 18 Miles | HARROGATE 20 Miles

This substantial period home commands a spectacular south facing position in the heart of Middleton with panoramic views across town towards Ilkley and the dramatic moors.

Ilkley's town centre, with its comprehensive range of retail and social amenities, is only half a mile or so distant over the town's historic river bridge. The former Victorian spa town, recently voted the UK's best place to live in the North of England by The Sunday Times (spring 2025),

provides a broad mix of high street and colourful independent stores, as well as an excellent choice of restaurants, cafes and tea rooms. There are sports clubs catering for a huge variety of interests from bowling and rugby, to tennis and golf. The community is home to the popular Winter Gardens along with a couple of supermarkets and even a local independent cinema.

Ilkley has a highly regarded Grammar School served by a number of



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SURROUNDED
BY REGION'S
FINEST
COUNTRYSIDE

popular primaries, although there are a number of highly regarded private schools for children of all ages within comfortable daily travelling distance. The surrounding countryside and rugged moors offer many an opportunity for rural pursuits including challenging walks, road and mountain biking.

For the commuter there are excellent links into the region's business centres including Leeds, Harrogate and Bradford. From Ilkley train

station there are frequent services throughout the day into both local cities, with regular connections from Leeds to London King's Cross, meaning an early start in the nation's capital is a feasible, if occasional, option. Leeds Bradford International Airport is just some 11 miles distant from the property.







FLOORPLANS



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.









DIRECTIONS

From our office in the centre of town proceed down Brook Street, through the main traffic lights and then turn left onto Denton Road. Continue ahead for around 400 yards before turning right onto Clifford Road and towards the top turn left onto Ghyll Bank Road after which the property will be seen to the left left-hand side.

VIEWING

Please contact the sole agent's Ilkley Office on 01943 600655. Alternatively, Patrick McCutcheon can be reached on 07801 522184 or by email pjm@dacres.co.uk

LOCAL AUTHORITY & COUNCIL TAX BAND

The City of Bradford Metropolitan District Council
Council Tax Band H

TENURE

Freehold

The property is located within the Middleton conservation area.
Tree preservation orders are in place.

SERVICES

All mains services installed.
Heating via air source heat pump.

PARKING

Garage and off street driveway parking

FLOODING

Check for flooding in England - GOV. UK indicate the long term flood risks for this property are: - Surface Water - Very low; Rivers & the Sea - Very low; Groundwater - Flooding from groundwater is unlikely in this area; Reservoir - Flooding from reservoirs is unlikely in this area.

INTERNET & MOBILE COVERAGE

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely 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 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 £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), 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.