



## 16 Premiere Park, Ilkley

An exciting opportunity to acquire an outstanding detached home within a highly regarded area of Ilkley – benefitting from lovely south-facing landscaped gardens and with flexible living offering up to five bedroom accommodation or alternatively three generous reception rooms, as well as a contemporary kitchen with separate utility room. A discreet home – with a wonderful sensation of space and light.

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## 16 Premiere Park, Ilkley, West Yorkshire, LS29 9RQ

Skipton 10 miles, Leeds 18 miles, Harrogate 21 miles (all distances approximate)

**Guide Price: £1,195,000**

### Accommodation

Ground Floor: welcoming Reception Hall with storage off; dual aspect Living Room with lovely garden aspects and terrace access; Dining Room with patio doors to the south-facing terrace; contemporary Kitchen fitted with a comprehensive range of eye level and base storage cupboards and integrated appliances; Utility Room with side entrance.

Principal Bedroom, a large and very comfortable room, with twin doors opening onto a Juliet balcony; contemporary Ensuite Shower Room off; three further Double Bedrooms – two with fitted furniture; House Bathroom including a separate shower.

Lower Ground Floor: Family Room/Bedroom five; Cloakroom; integral oversized Double Garage with useful storage space.

Outside: delightful landscaped gardens with sweeping lawns, extensive shrub planting and terracing. The principal dayrooms overlook the garden which is orientated to the south. Driveway parking to the exterior of the double garage.

### General Remarks

Originally constructed by highly regarded local developers P A Snell, this deceptive home offers extensive five bedroom accommodation, set across two floors, with much of the principal living extending across a single level. The layout is planned with space, light and garden aspects very much in mind – two of the three reception rooms have patio doors leading out to the south-facing rear garden, whilst the very generous principal bedroom suite has a charming Juliet style balcony also overlooking the grounds.

The accommodation is entered through a spacious reception hall and includes an extended dual aspect living room. Adjacent is a dining room, and beyond a fresh and contemporary breakfast kitchen fitted with a comprehensive range of eye level and base storage cupboards, a very useful breakfast bar and integrated appliances. An attractively fitted utility room is adjacent.

Bedroom accommodation includes the impressive principal, with a luxurious ensuite shower room off featuring discreet low-level lighting, whilst two of the three double bedrooms on this level have a



range of fitted wardrobes. A staircase leads to the lower level where there is a large family room which affords flexibility and could readily be used as a fifth bedroom, home office or gym. A lobby at this level provides access to both the cloakroom and a large integral double garage. All in all, to include the garaging, the property extends to over 2600 square feet.

The property is complimented by lovely gardens which provide an ideal amenity with sweeping lawns, an expansive terrace, summer house and extensive shrub planting. There are pleasant views from the garden.

Premiere Park has long been regarded as one of Ilkley's most sought-after residential areas, set to the western side of town just a short walk from Hebers Ghyll, with its footpath through the woods onto the moors.

The town centre is around a mile or so distant and is home to a colourful array of independent and 'high street' shops complimented by a broad choice of restaurants, cafes and tearooms. Ilkley provides a highly desirable living environment with excellent community facilities including The Winter Gardens, a theatre and even an independent local cinema. Sports clubs cater for a huge array of interests, whilst the surrounding countryside and rugged moors offer ample opportunity for challenging walks, road and mountain biking.

For the commuter, the town centre station provides frequent services throughout the day into the local cities of Leeds and Bradford, with onwards connections from the former to London Kings Cross.



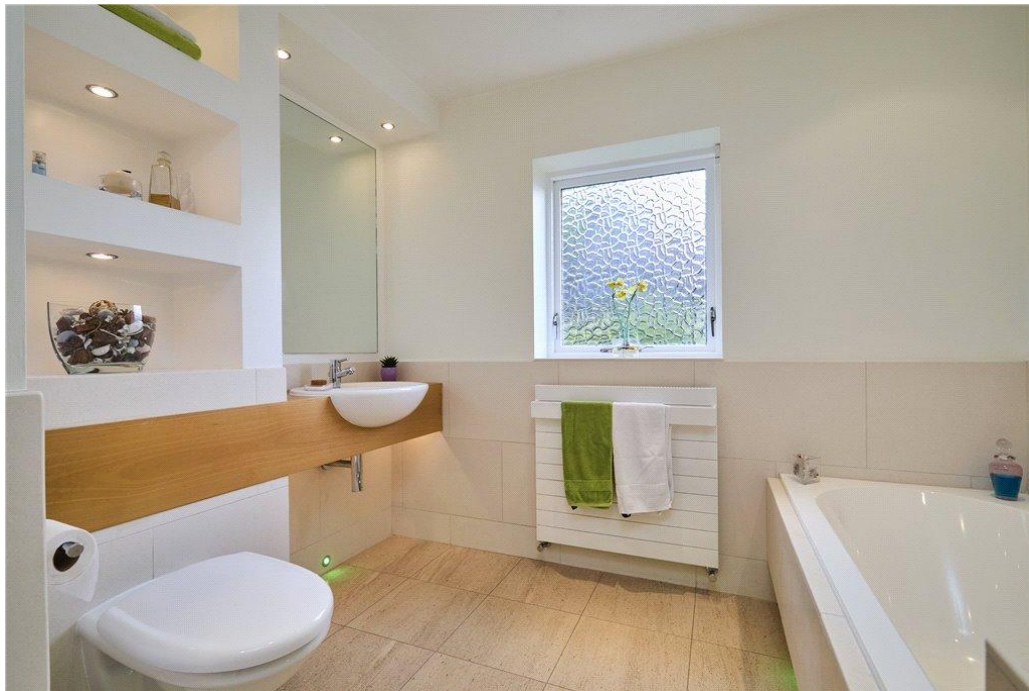




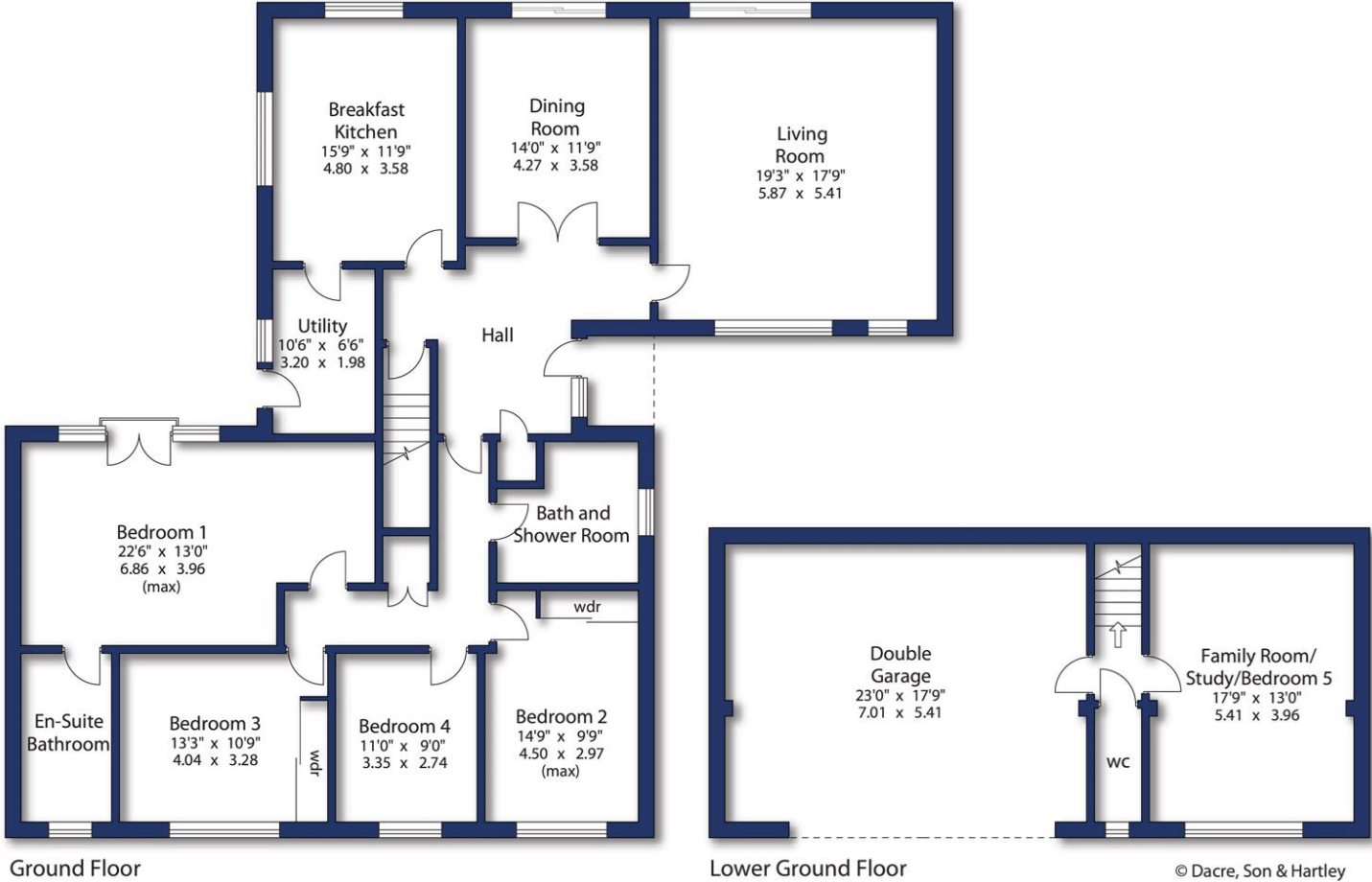


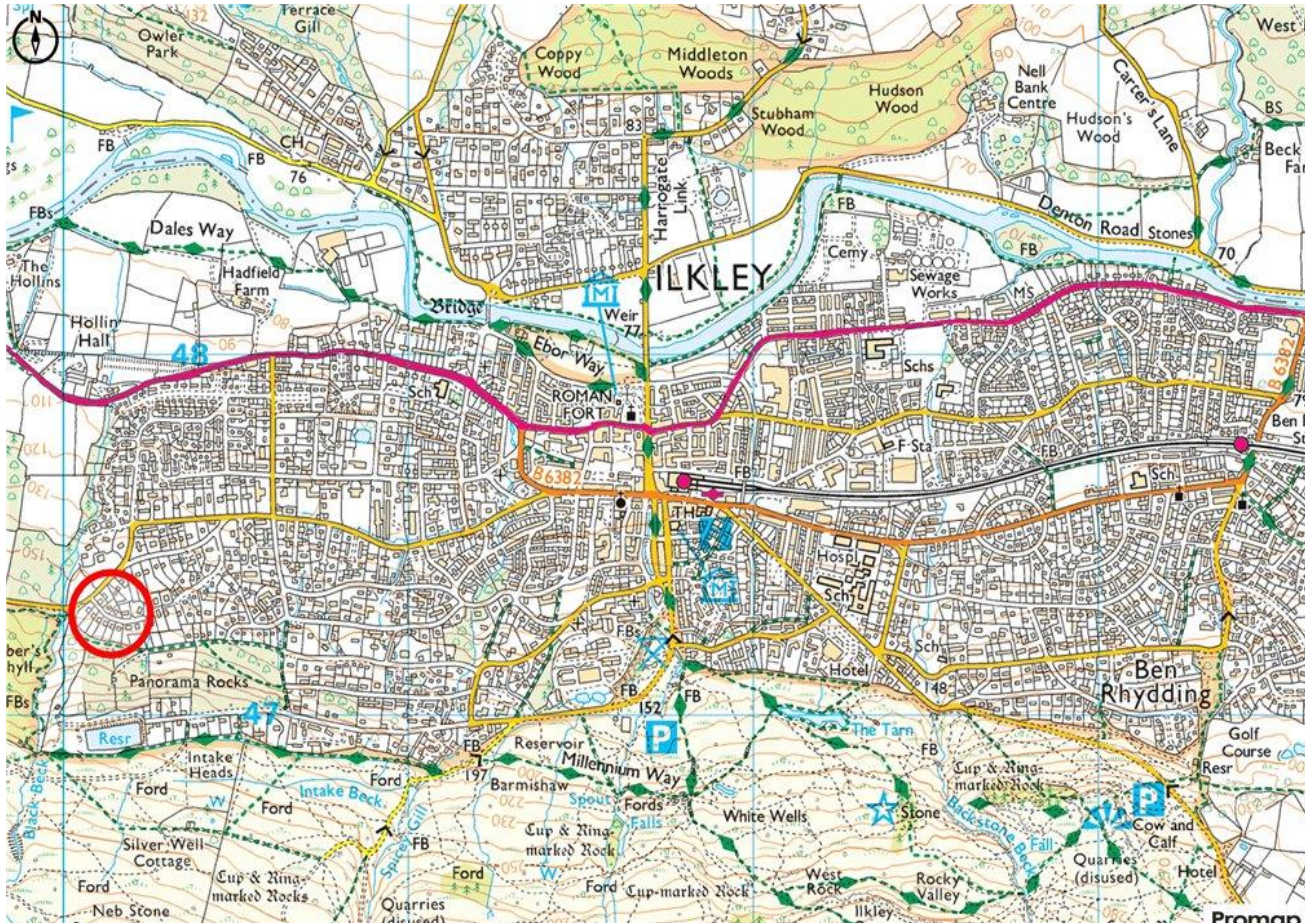






Floorplans





## Directions

From our office in the centre of Ilkley, proceed down The Grove and as the road bears to the right continue straight on, onto Grove Road. Continue ahead, and follow Grove Road as it bears to the left. Premiere Park will be seen to the left, with number 16 being position towards the end on the right. No sign board is erected. What3Words quality.chemistry.crossword

## Local Authority & Council Tax Band

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

## Tenure, Services & Parking

- Freehold
- All mains services are installed. Gas-fired central heating.
- Driveway parking and integral double garage.

## 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://www.gov.uk/check-for-flooding-in-england)

## 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

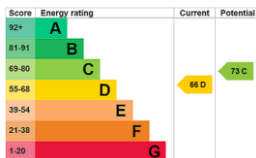
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract 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.


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