



6 Myddleton View, Off Parish Ghyll Drive, Ilkley

Enjoying a highly desirable location within walking distance of central Ilkley and complimented by landscaped gardens with the advantage of some lovely long-distance views across Wharfedale, this modern three storey home offers versatile five bedroom (two en-suite), accommodation with excellent reception space including a stunning L-shaped living kitchen. An ideal family home.

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

Tel: 01943 600655

Email: ilkley@dacres.co.uk

dacres.co.uk





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Skipton 10 miles, Leeds 17 miles, Harrogate 18 miles (all distances approximate)

Guide Price: £1,175,000

Accommodation

Lower ground floor – reception hall; family room / bedroom 5; guest bedroom; shower room; large store. Access to integral double garage. Ground floor – large L-shaped living kitchen incorporating preparation, dining and seating areas with French doors to the garden; dual aspect living room; utility and cloaks. First floor – principal bedroom with stylish en-suite shower room off; two further double bedrooms; contemporary house bathroom and store. Outside – driveway parking with garaging beyond, thoughtfully landscaped gardens.

General Remarks

Constructed in 2010 this modern detached family home offers truly impressive family accommodation enjoying a good degree of versatility thanks to its broad sweeping rooms planned across three floors.

Designed to make the most of the setting with lovely views to the north across Ilkley towards Beamsley Beacon and Middleton Woods, the accommodation is equipped to an impressively high standard with quality kitchen and bathroom fittings – the former featuring expansive granite working surfaces and a comprehensive inventory of cooking equipment. Bathrooms throughout are presented in a fresh contemporary style – whilst the heart of the home has to be the stunning L-shaped living kitchen, itself almost 30 ft in depth and with French doors to front and rear, either leading out the south facing garden or onto a small balcony to the front. This breath-taking living space is complimented by a second generous floor living room as well as a lower ground floor family room with a very useful store room off.



Ilkley itself requires little introduction – the town occupying a beautiful location amidst some of Yorkshire's finest countryside. The town provides an excellent commuter base with good road access into Harrogate, and the local cities of Leeds and Bradford – both the latter also being served by frequent rail services from the town centre railway station which is within comfortable walking distance of Myddleton View.

Ilkley also enjoys a bustling retail heart with 'high street' and local shops complimented by a busy social round. Popular sports clubs cater for a wide choice of interests, and a highly regarded schooling system is served by primary schools feeding into the highly regarded Ilkley Grammar School.







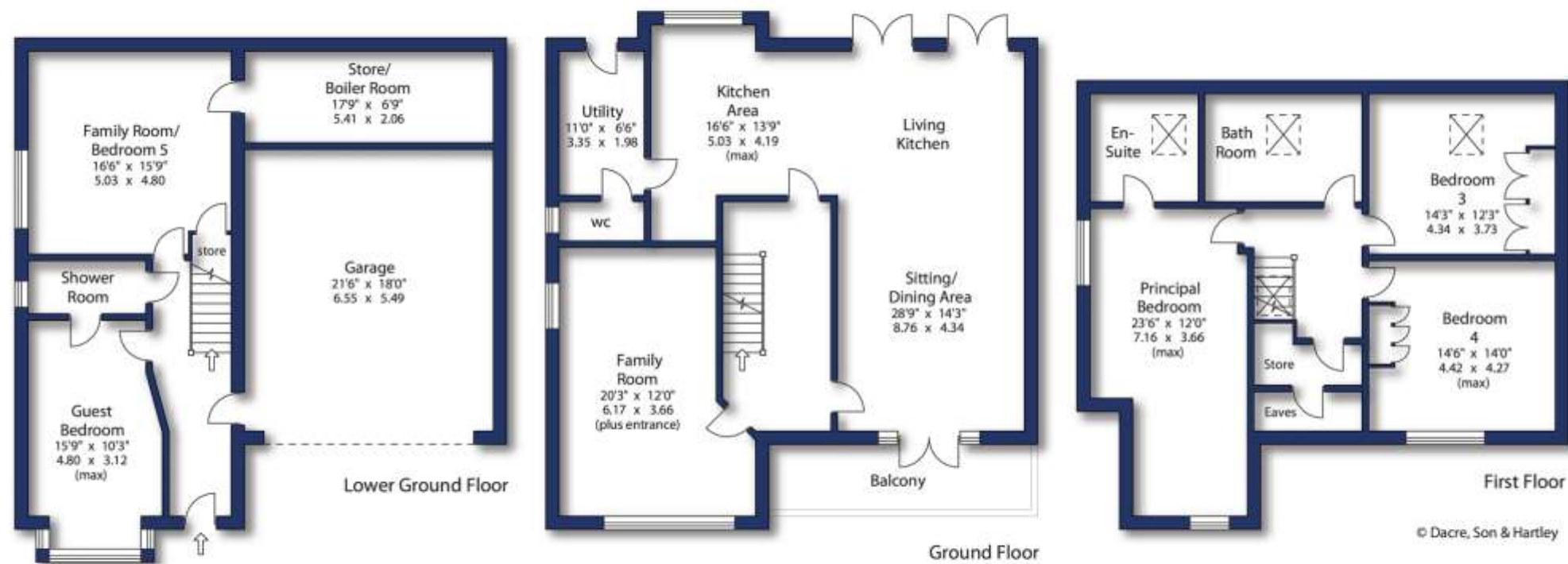








Floorplans





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. An Energy Performance Certificate is available on request. 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. Buyers should consider an independent check of all aspects of the property. 8. 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 The Grove, past Christ Church and the short parade of retail units on the left hand side. Turn left onto Parish Ghyll Road and continue to the top before turning right. Proceed for around 400 yards and the driveway leading onto Myddleton View will be seen to the left hand side. The property is the first on the right and a sign board is erected. What3Words skimmers.craftsman.person

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Please note the property is located within the Ilkley conservation area.
- All mains services installed with gas fired central heating.
- Double garage and off street gated driveway parking.

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](#)

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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