



# Offshoot House, 68 The Grove, Ilkley, LS29 9PA

## Asking Price £900,000



### SUBSTANTIAL VICTORIAN PROPERTY SUITABLE FOR A VARIETY OF PURCHASERS

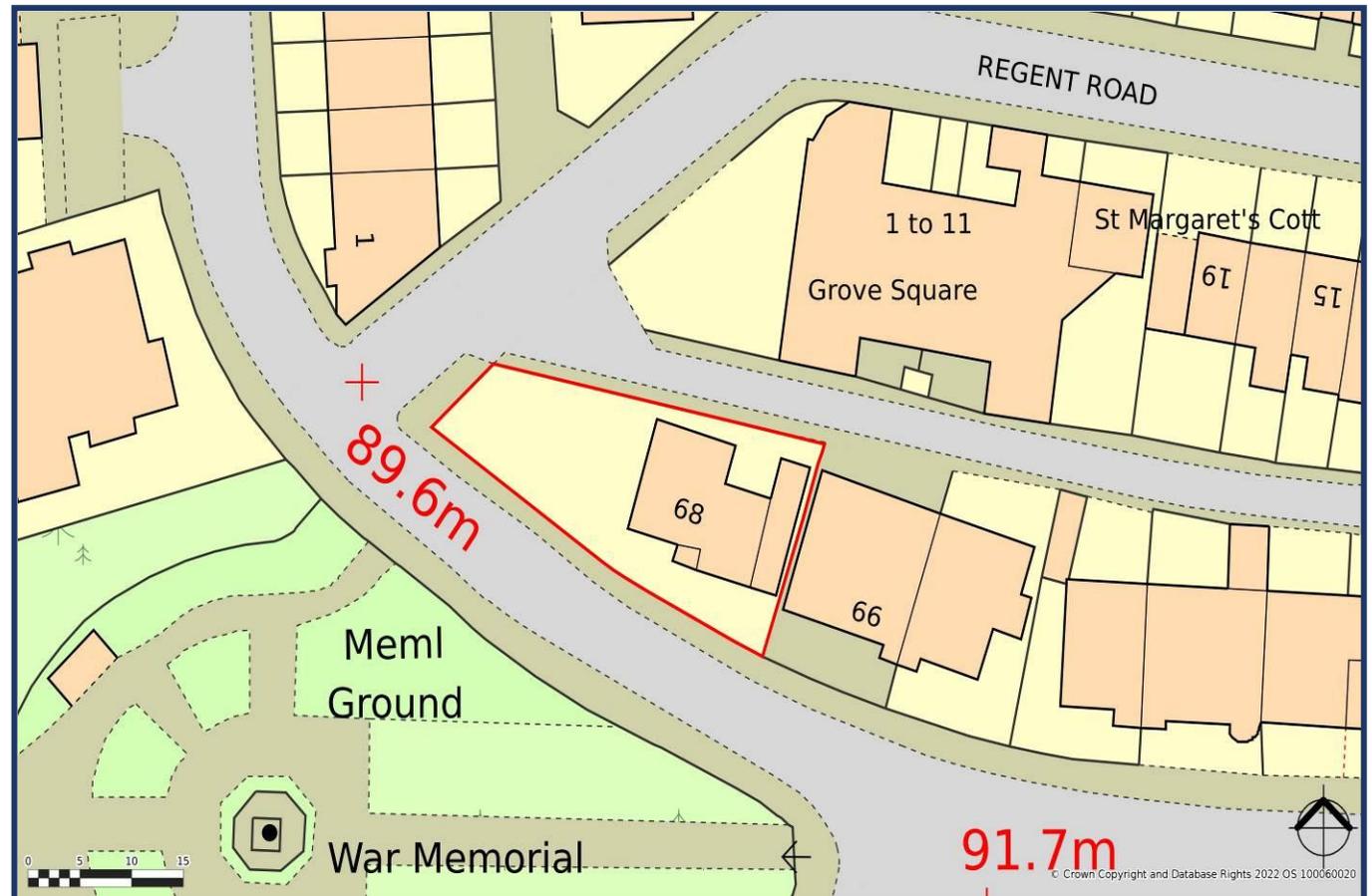
#### Description

We are delighted to offer for sale this unique and substantial Victorian property in the heart of Ilkley Town centre and on the doorstep of The Yorkshire Dales but with excellent access to Leeds, Bradford and Harrogate.

Originally a detached home, currently used as offices, the property can be readily returned to its former residential glory as single or multiple dwellings or retained for commercial use. Featuring large light and airy rooms typical of the period and occupying a site of over 0.1 acres including a garage building, garden and car parking.

Positioned at the end of The Grove, Ilkley's most prestigious central street, with ground floor aspect directly over the park and upper floors with views over the moors. The property is uniquely suitable for a variety of different users ranging from commercial investors, residential developers or owner occupiers and the site includes scope for extensions, subject to planning.

The layout of the building itself can be seen from the floorplan overleaf but roughly comprises a number of rooms over ground, first and second floors of varying sizes and a full height basement thus allowing the premises to be split flexibly depending on a purchaser's requirement.





**Location**

The property occupies an end plot on The Grove, a tree lined road located close to the heart of Ilkley Town Centre in what is widely known as the Towns premium location.

The road itself leads from the town centre to the west of the town linking the upmarket commercial zones to predominantly residential areas. Although commercial itself the property sits in between the two areas and would be suitable for a variety of different uses.

**Tenure**

Freehold.

**Services**

All mains services are connected to the property.

**VAT**

All figures quoted are deemed exclusive of VAT where applicable.

**Legal Costs**

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

**Planning**

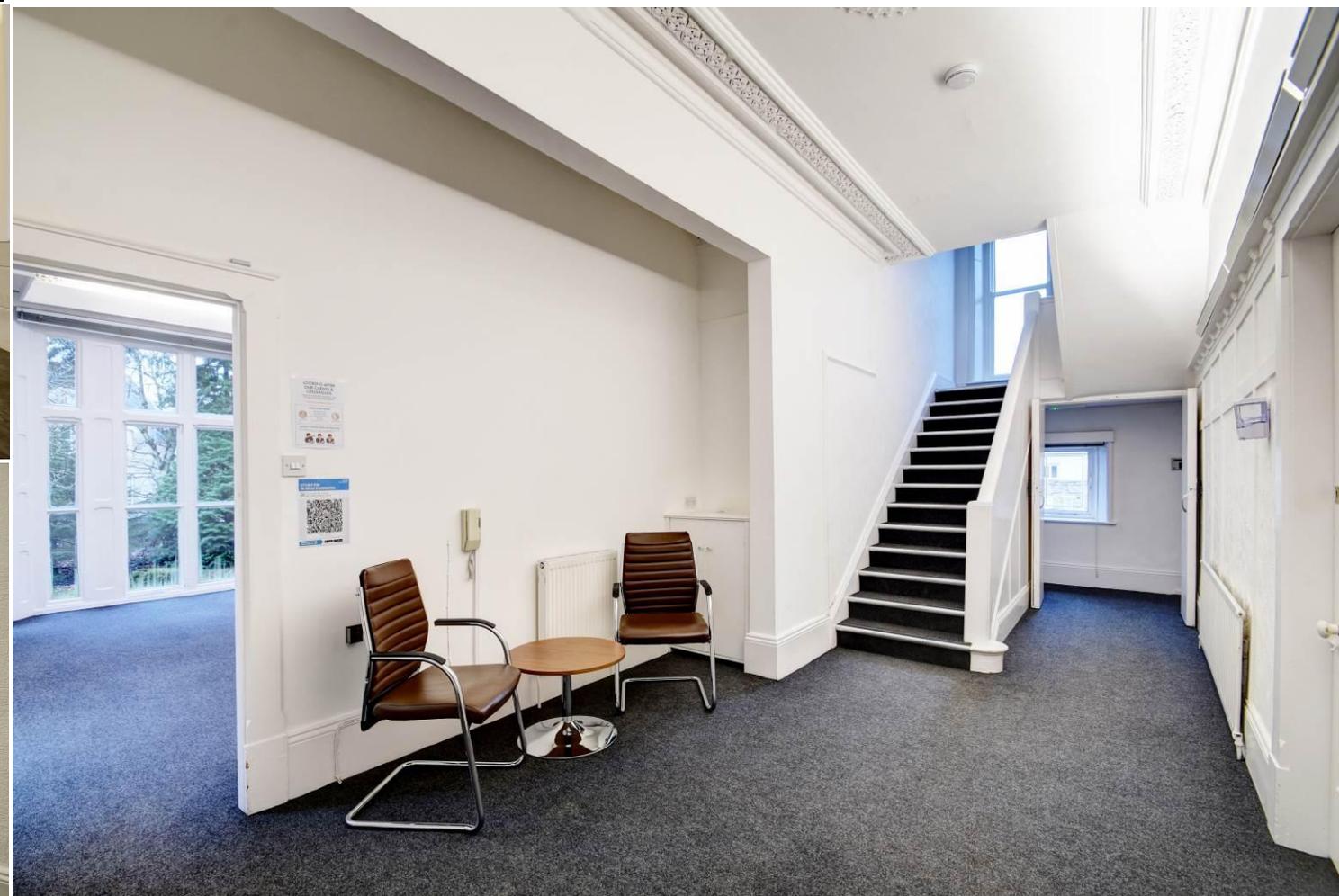
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

**Viewing**

Strictly by appointment with the agent Tel: 01423 501211.

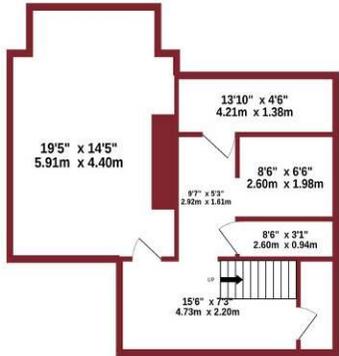




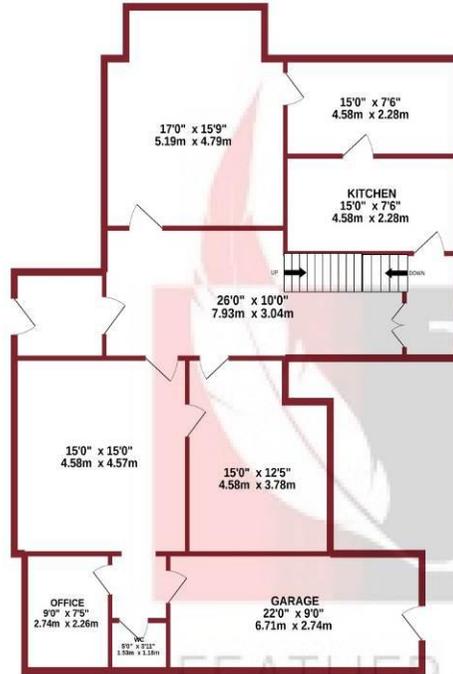




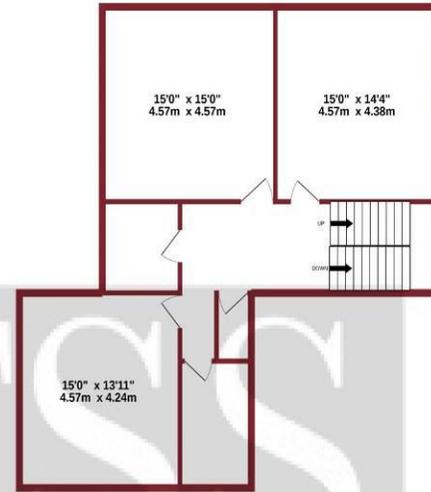
**BASEMENT**  
584 sq.ft. (54.3 sq.m.) approx.



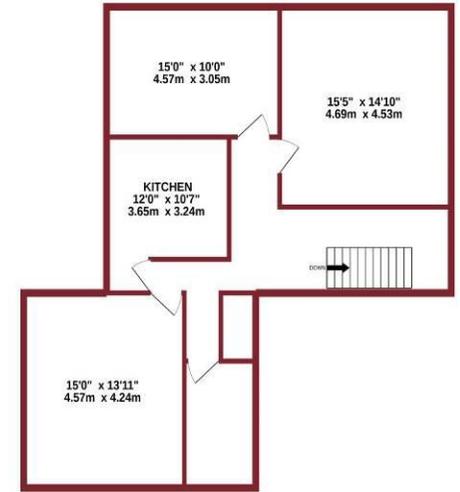
**GROUND FLOOR**  
1515 sq.ft. (140.8 sq.m.) approx.



**1ST FLOOR**  
948 sq.ft. (88.0 sq.m.) approx.



**2ND FLOOR**  
958 sq.ft. (89.0 sq.m.) approx.



**TOTAL FLOOR AREA : 4005 sq.ft. (372.1 sq.m.) approx.**

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