

SKIPTON ROAD

Ilkley, West Yorkshire LS29 9RN

2 bedroom homes with private gardens and parking for Shared Ownership

AVAILABLE TO RESERVE OFF PLAN



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Stonewater, in partnership with Bradford Council, Ashfield Group and BWA Waller & Partners Ltd, presents a collection of 35 affordable new homes at Skipton Road, Ilkley.

The development is located on the north-western edge of the town; **14 two and three-bedroom houses will be available for shared ownership.**

All of the houses will incorporate a sustainable heating system powered by solar panels and an air-source heat pump. Each of the properties' allocated parking spaces will have an electric vehicle charging point. The Skipton Road development will also showcase a bespoke art installation by 2023 Blunden Prize winner Patrick Wallis.

Ilkley is a popular market town which the Sunday Times ranked 'Best Place to Live' in the North of England in 2025. The thriving town centre, characterised by its Victorian architecture, has a good mix of independent boutiques, cafes, and well-known high-street brands. The Grove in the town centre has a twice-weekly traditional market and a popular monthly artisan food and crafts market. There is a strong sense of community in the town which also offers a rich cultural scene with its boutique cinema, theatres, art galleries, and the respected annual Ilkley Literature Festival.

On the doorstep of the Yorkshire Dales, the area is famous for its stunning natural landscape. Rising high above the town Ilkley Moor and the iconic Cow and Calf Rocks offer lots of opportunity for walking, running, cycling and other outdoor activities. Ilkley Pool and Lido is one of the few remaining public outdoor swimming pools in the UK, open during the summer months, with an indoor pool open all year round.

Ilkley is known for its outstanding schools, with all of its primary schools rated 'Good' or 'Outstanding' by Ofsted. For secondary education Ilkley Grammar School is widely recognised as one of the most successful and high performing state schools in the north of England and is rated 'Outstanding' by Ofsted.

The Skipton Road development is well connected to the wider area, with bus services available from stops along the A65. Ilkley station is also conveniently located nearby. Ilkley town centre is also within easy walking distance of the development.

Ilkley offers excellent transport links by road and rail, with direct and frequent rail services to Leeds (25 -30 minutes) and Bradford (30 minutes), making it a convenient option for commuters. For travel further afield, Leeds Bradford airport is just over 10 miles away.

• Ilkley town centre	1 mile	• Ilkley Moor Cow and Calf Rocks	2.3 miles
• Tesco Superstore	1.4 miles	• Keighley	9.8 miles
• Ilkley Grammar School	1.7 miles	• Leeds Bradford Airport	10.7 miles
• Ilkley Pool and Lido	1.8 miles	• Bradford	13.1 miles
• Ilkley Golf Club	2 miles	• Leeds	17.2 miles

SITE PLAN



PLOT 1

1 Skipton Way, Ilkley, West Yorkshire LS29 9FN



Please note that the above computer generated image is representative of the house type and not necessarily the specified plot as some details, materials and site levels may vary.

2 bedroom semi-detached house

Driveway parking

Turfed garden

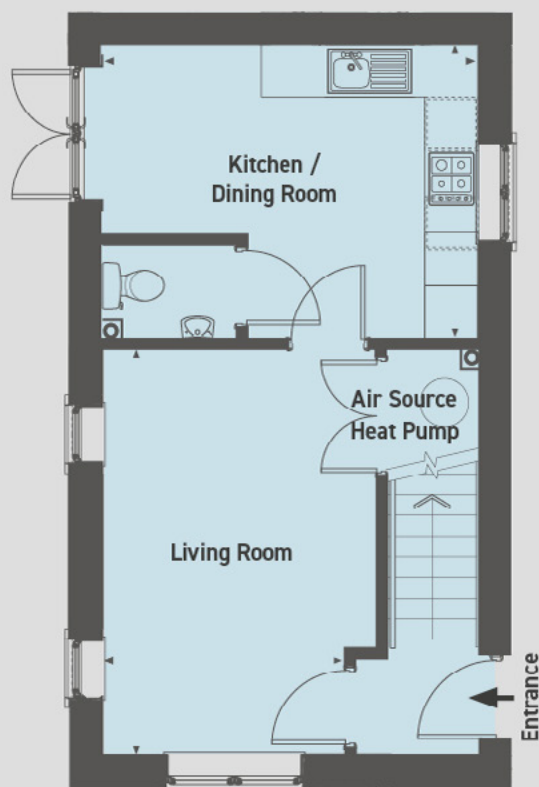
£122,000 for a 40% share

Open Market Value: **£305,000**

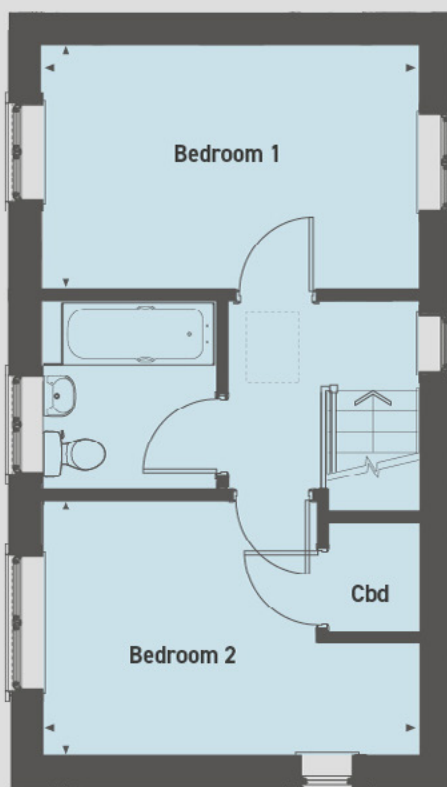
Monthly Rent: **£419.37**

Monthly Service Charge: **£32.16**

Ground floor



First floor



Ground floor

Living Room
4.59m x 2.76m (15'0" x 9'0")

Kitchen / Dining Room
4.26m x 3.36m (13'9" x 11'0")

First floor

Bedroom 1
4.26m x 2.90m (13'9" x 9'5")

Bedroom 2
4.26m x 2.83m (13'9" x 9'2")

Please note that all sales particulars and images are for marketing and illustrative purposes only. Plans may contain elements which are not present upon the final completion of the property. All room dimensions are approximate and are for general guidance only. Computer generated images are representative of the house type and not necessarily the specified plot as some details may vary.

PLOT 2

3 Skipton Way, Ilkley, West Yorkshire LS29 9FN



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2 bedroom semi-detached house

Driveway parking

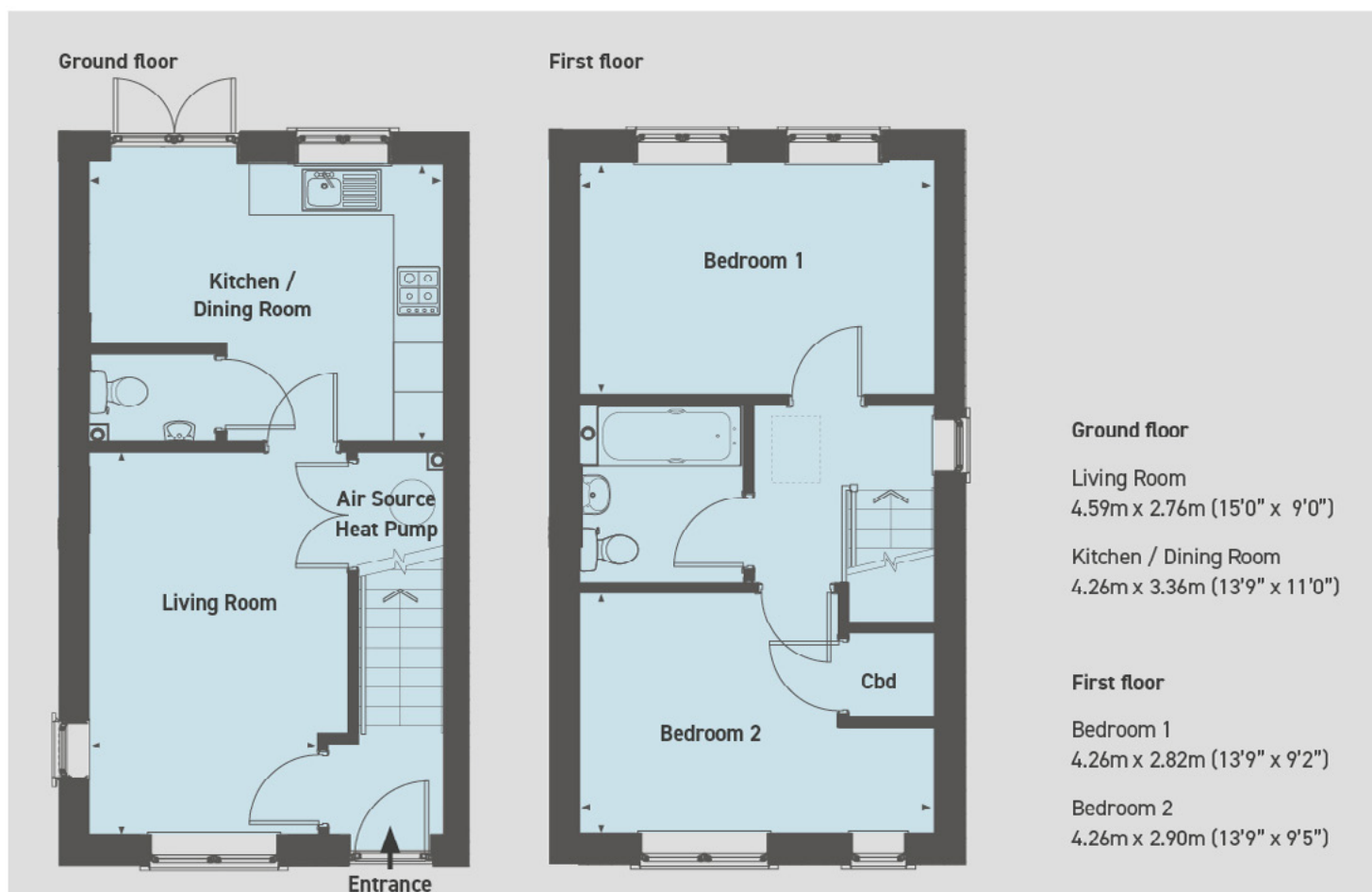
Turfed garden

£122,000 for a 40% share

Open Market Value: **£305,000**

Monthly Rent: **£419.37**

Monthly Service Charge: **£32.16**



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PLOT 3

5 Skipton Way, Ilkley, West Yorkshire LS29 9FN



2 bedroom semi-detached house

Driveway parking

Turfed garden

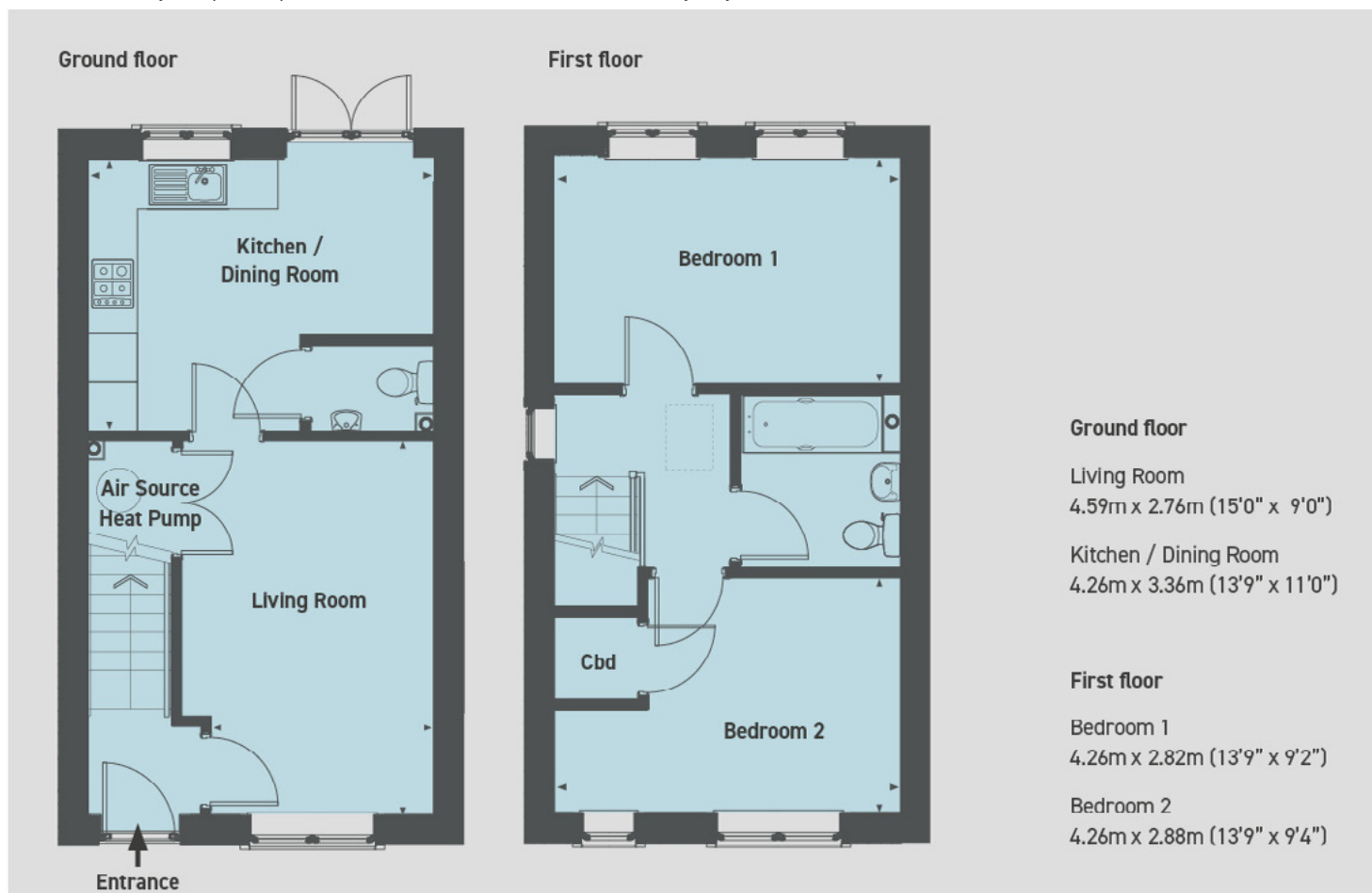
£122,000 for a 40% share

Open Market Value: **£305,000**

Monthly Rent: **£419.37**

Monthly Service Charge: **£32.16**

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PLOT 4

7 Skipton Way, Ilkley, West Yorkshire LS29 9FN



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2 bedroom semi-detached house

Driveway parking

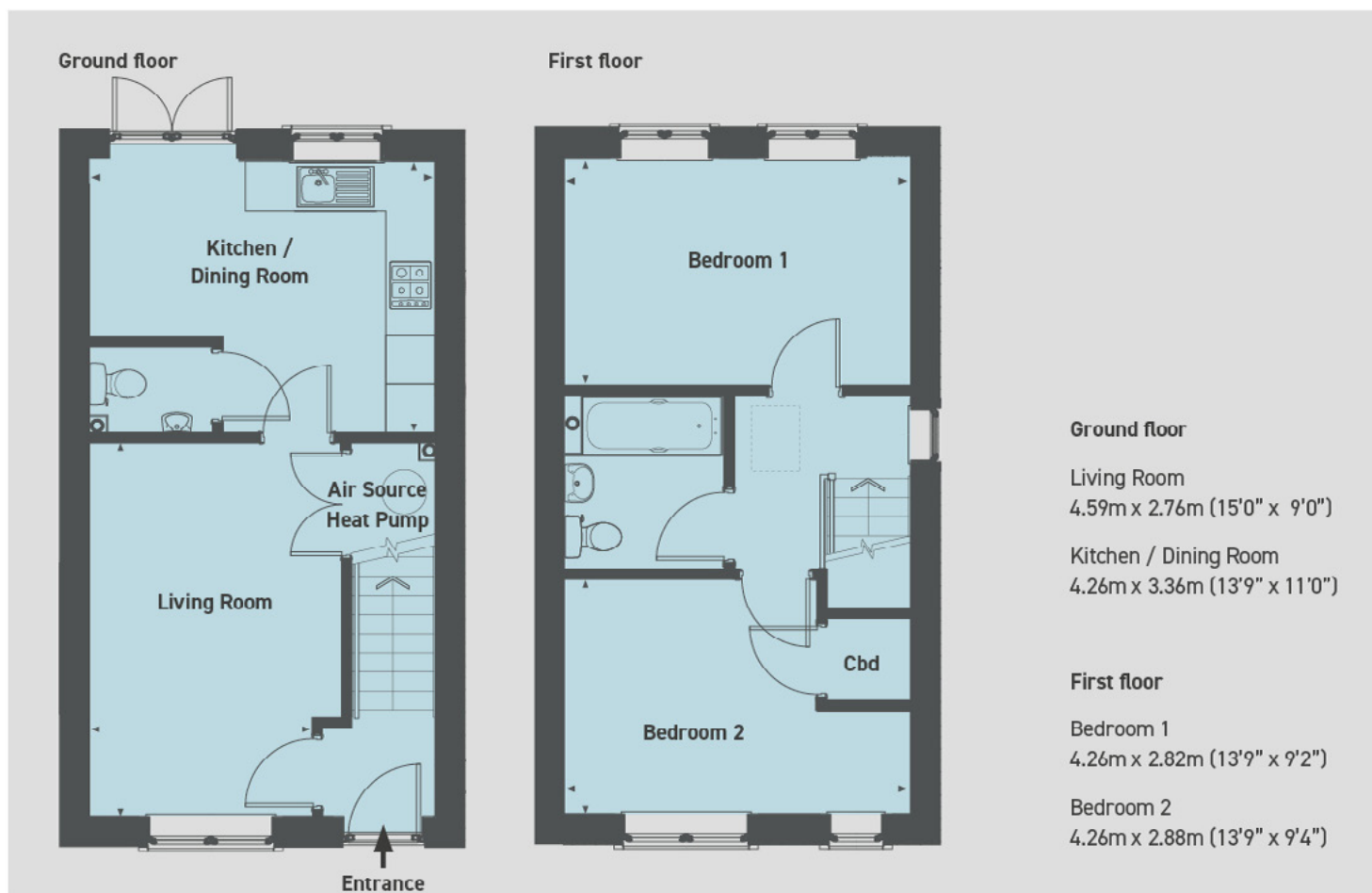
Turfed garden

£122,000 for a 40% share

Open Market Value: **£305,000**

Monthly Rent: **£419.37**

Monthly Service Charge: **£32.16**



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PLOT 7

15 Skipton Way, Ilkley, West Yorkshire LS29 9FN



2 bedroom semi-detached house

Driveway parking
Turfed garden

£122,000 for a 40% share

Open Market Value: **£305,000**

Monthly Rent: **£419.37**

Monthly Service Charge: **£32.16**

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Please note the most up-to-date availability can be found on our website www.stonewaterhomes.co.uk. Alternatively call the New Homes team to find out more on 02380 658 836

Further details are available upon request.

FIND OUT ABOUT SHARED OWNERSHIP

Stonewater, as a responsible Landlord, takes the safety of all of our customers seriously. During the process of purchasing shares in your home, we want to make sure you have considered how you will evacuate the home in the event of a fire. Please make sure you have fully considered the suitability of the property for you and all household members and ensure you have considered how you will evacuate quickly and safely in the event of a fire. If you require any support from Stonewater, please let us know.

We are committed to making our information accessible to everyone. If you need this document or any information on our website in an alternative format, such as large print, Braille, audio, Easy Read, British Sign Language (BSL), or another language, please contact us. We will be able to provide the information in a format that meets your needs.

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