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HERE TO GET *you* THERE

 4  2  2  E

Hardings Lane, Middleton, Ilkley, LS29

£895,000

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An excellent opportunity to acquire a well presented four bedroom converted barn in a sought after semi rural location of Langbar, close to the popular spa town of Ilkley. The property, which offers versatile living accommodation and retains charm and character alongside contemporary fixtures and fittings, boasts three reception rooms to include the living room with full height window out to the south facing garden and wood burning stove, family room and kitchen breakfast room. The ground floor also has a cloakroom and a generous utility room. On the first floor, there are four double bedrooms, two with en suites, with the master having an en suite shower room with glorious views across open countryside, and there is also a family bathroom. Externally, there is an enclosed south facing garden to the front of the property, ideal for outdoor relaxation, rear patio area, detached double garage, parking area and two acres of pasture land. An early viewing is highly recommended to fully appreciate the situation of the property and the accommodation being offered.

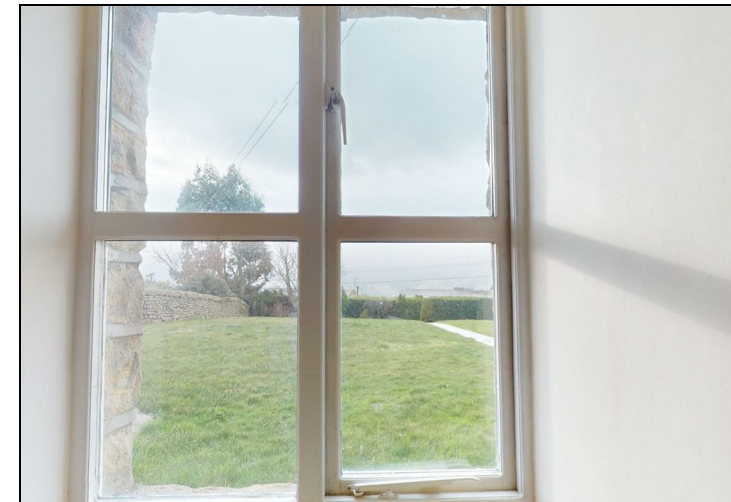
Langbar is a popular hamlet, surrounded by beautiful open countryside, situated to the north west of Ilkley, around three miles from the town centre. Ilkley is a thriving, historical Yorkshire town in the Wharfe Valley offering a wide range of amenities, boutique shops, everyday stores, traditional pubs, wine bars and restaurants to suit all tastes, as well as excellent social facilities to include the playhouse, lido pools, rugby, cricket and golf clubs. The town also benefits from well-regarded schools for all ages including Ilkley Grammar School. In addition, the stunning scenery of the Wharfe Valley provides opportunity for countryside walks. Likewise for the commuter, the town is ideal - there are regular train services to both Leeds and Bradford and for those travelling further afield, Leeds/Bradford International Airport is in nearby Yeadon.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
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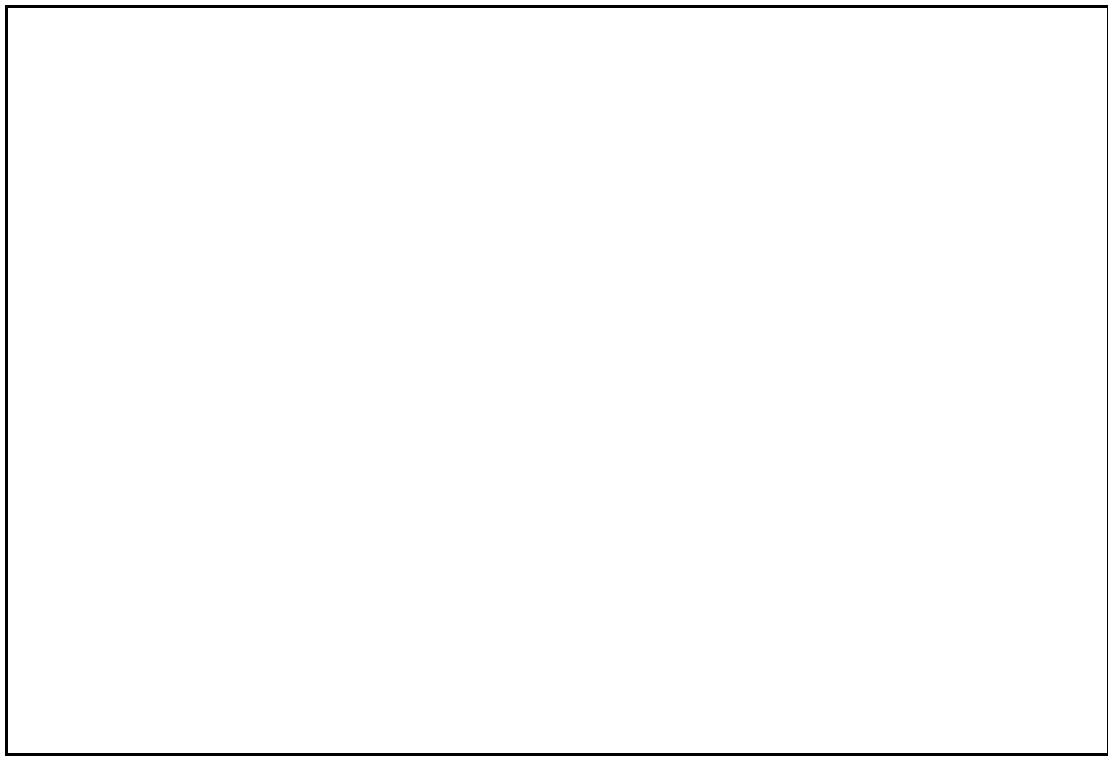
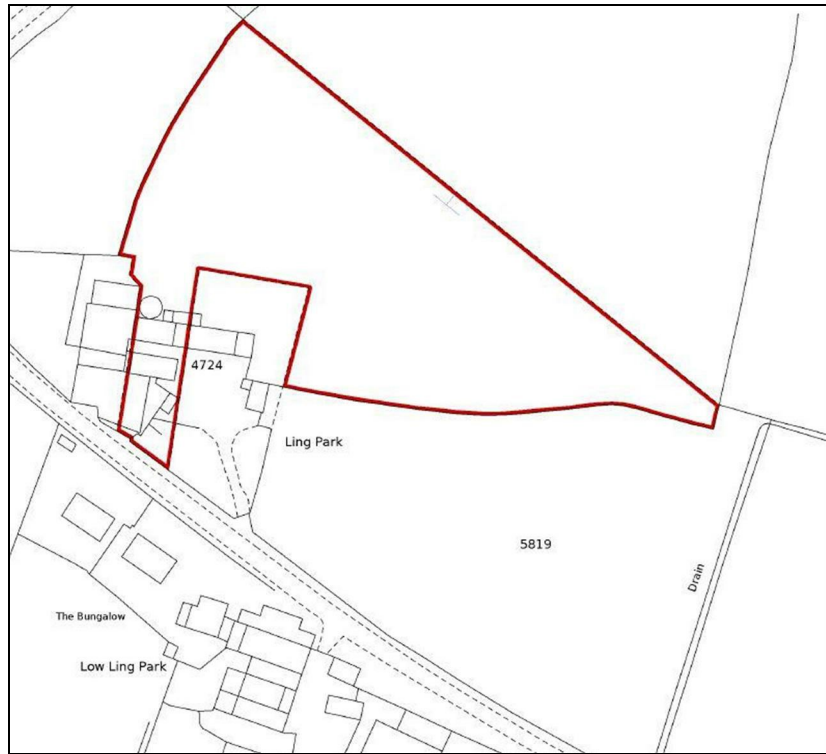
KEY FEATURES

- CHAIN FREE
- BARN CONVERSION
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
 - TWO EN SUITES
 - HOUSE BATHROOM
 - DOUBLE GARAGE
- TWO ACRES OF PASTURE LAND
 - EPC RATING E











GROSS INTERNAL AREA
 FLOOR 1: 978 sq. ft, 91 m², FLOOR 2: 1,050 sq. ft, 98 m²
 TOTAL: 2,028 sq. ft, 189 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DIRECTIONS

From Ilkley town centre, proceed in a northerly direction down New Brook Street and over the bridge across River Wharfe where the road becomes Middleton Avenue. Take the first turning left onto Denton Road which runs into Langbar Road. Take the left turning into Hardings Lane and proceed up the hill for approximately a mile and the property can be found on the right hand side.

AGENTS NOTES

Tenure: Freehold

Council Tax Band G, North Yorkshire Council

ADDITIONAL SERVICES

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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