



**Box Tree Cottage, St. Margarets Terrace,
Ilkley**

HUNTERS[®]
EXCLUSIVE



Box Tree Cottage, St. Margarets Terrace, Ilkley, LS29

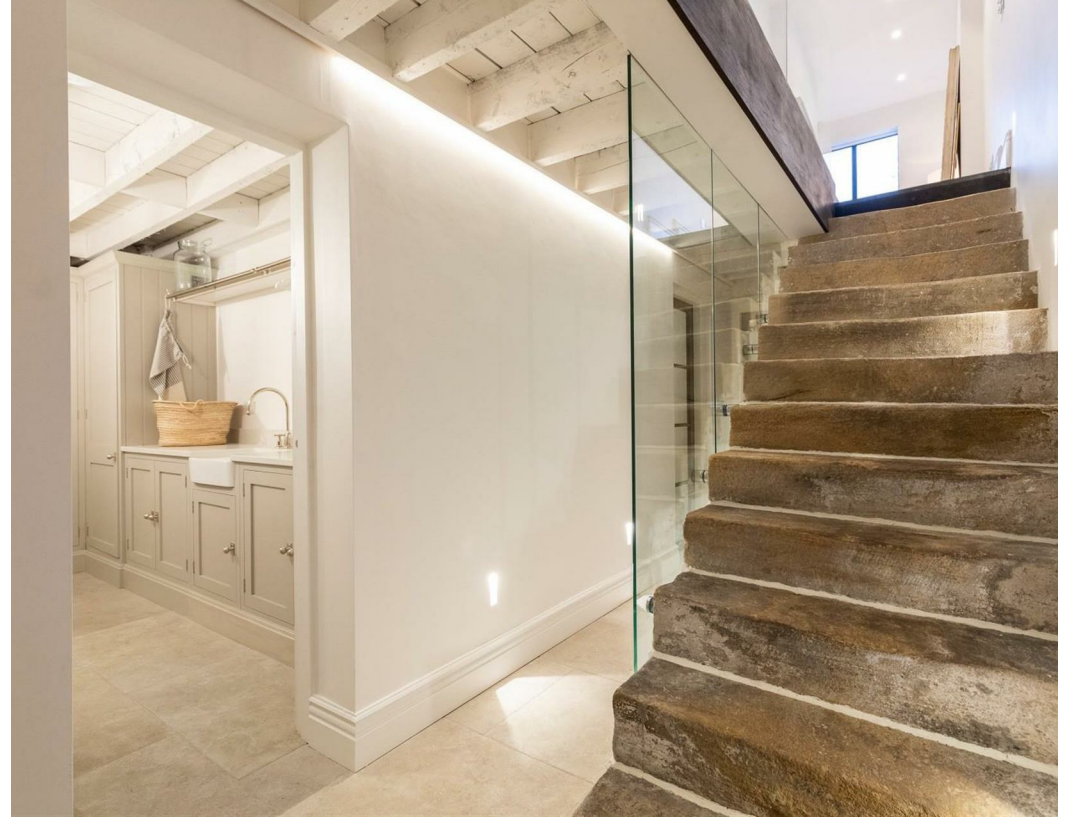
A most handsome four/five bedroom Victorian villa, immaculately presented throughout, and arranged over four floors, The property has been thoughtfully renovated by the current owners to display an outstanding level of quality, consistent to all areas, combining a charming blend of contemporary fixtures and fittings with traditional aspects, to include many impressive character features.

Highlights of the property's internal features include: a bespoke hand painted open plan kitchen ideal for modern day family living; aluminium window frames letting in an abundance of natural light, underfloor heating throughout, porcelain tiled floors and herringbone engineered wood finishes to the hallway, kitchen and living room along with a wonderful sense of space and light throughout with its high ceilings and dual aspect rooms with sash windows. The lower ground floor has been cleverly converted to provide an additional reception room/further bedroom, gym, bike room, laundry room, boot room, W/C and plant room, to service all your current needs.

To the first floor is the master bedroom with en suite, a further dressing room with en suite that can be easily converted to a double bedroom, to the second floor are two further bedrooms both leading to the roof top balcony with far reaching views over Ilkley, this truly is a wonderful feature of the property. To the outside there is a well-planned front terrace area and rear enclosed yard with patio area off the the kitchen and with the addition of three phase electric for the EV warriors out there.

Overall, this is a truly rare opportunity to acquire a most substantial period home, in a much sought after residential area of Ilkley, beautifully appointed and just a few minutes stroll from the town centre.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		80	84
England & Wales		EU Directive 2002/91/EC	

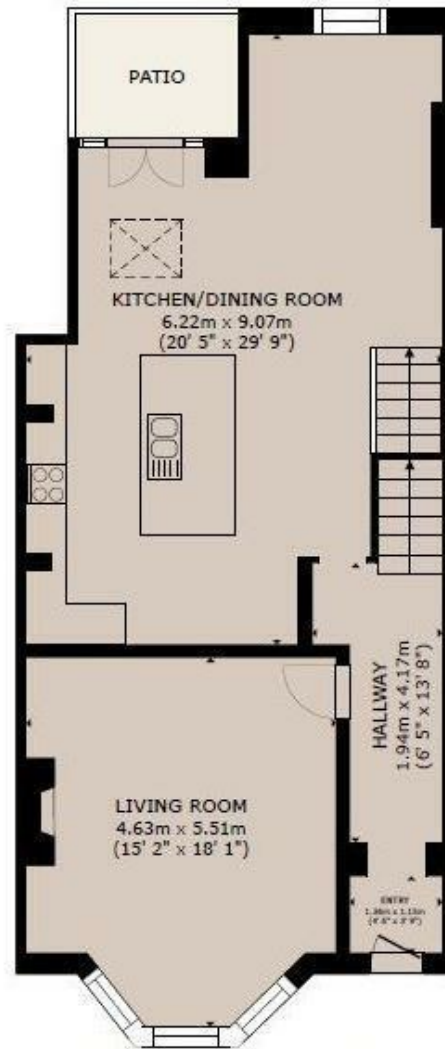
DISCLAIMER

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.

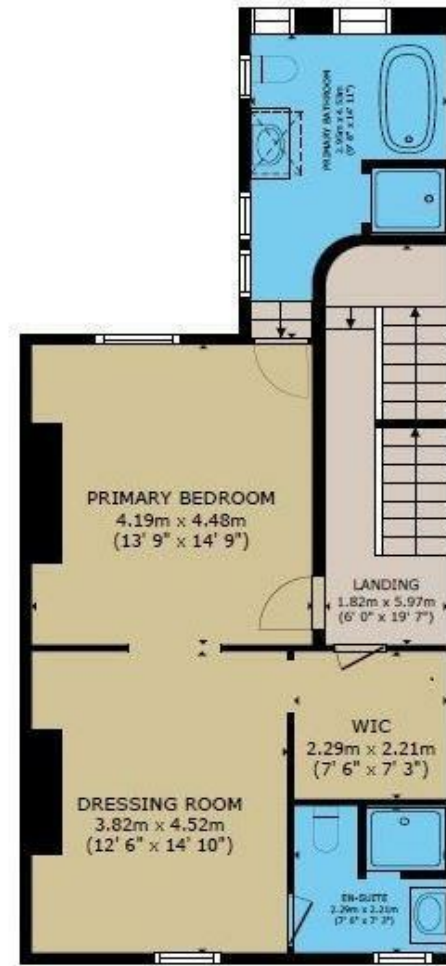
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LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROSS INTERNAL AREA
 LOWER GROUND FLOOR 78.3 m² (843 sq.ft.) GROUND FLOOR 80.3 m² (864 sq.ft.) FIRST FLOOR 70.2 m² (756 sq.ft.) SECOND FLOOR 39.9 m² (430 sq.ft.)
 EXCLUDED AREAS : PATIO 4.5 m² (48 sq.ft.) BALCONY 8.7 m² (93 sq.ft.)
 TOTAL : 268.7 m² (2,892 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
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