



HUNTERS[®]

HERE TO GET *you* THERE

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Parish Ghyll Road, Ilkley, LS29

£795,000

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A most substantial and attractive six bedroom stone built terraced property ideally placed in a sought after residential area close to Ilkley town centre. The property, which is set over four floors, boasts charming period features throughout and externally there are gardens to the front and rear plus off street parking, also to the rear. Briefly, the accommodation comprises entrance vestibule and hallway, a living room and dining room, all of generous proportions, and a galley kitchen, to the ground floor. To the first floor there are two double bedrooms, a single bedroom and the bathroom. To the second floor there are two additional double bedrooms, a generous single bedroom, plus a walk in storage room (currently used as a bedroom). The lower ground floor has a utility room with downstairs WC plus two large rooms currently providing extensive storage allowing the new owner potential to further develop the property.

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 just over 11 miles away.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
otley@hunters.com | www.hunters.com



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KEY FEATURES

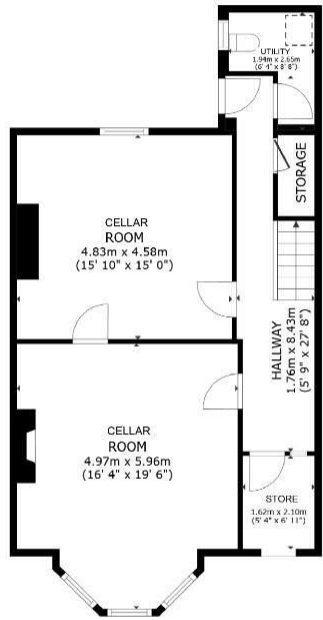
- SIX BEDROOMS
- VICTORIAN STONE BUILT MID TERRACE PROPERTY
- SET OVER FOUR FLOORS
- CHARACTER FEATURES THROUGHOUT
- GARDENS FRONT AND REAR PLUS OFF STREET PARKING
- SCOPE FOR FURTHER DEVELOPMENT
- SOUGHT AFTER CENTRAL ILKLEY LOCATION
- EPC RATING D



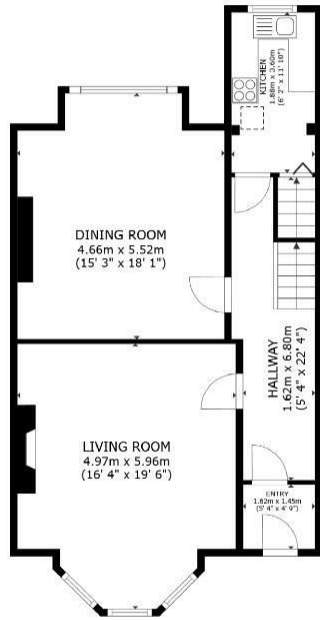




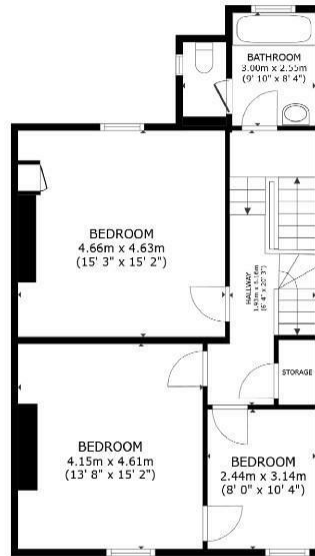




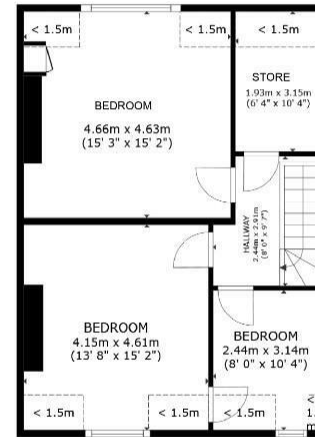
LOWER GROUND FLOOR



GROUND FLOOR



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
GROUND FLOOR 70.9 m² (763 sq.ft.) FLOOR 1 73.3 m² (789 sq.ft.) FLOOR 2 70.1 m² (754 sq.ft.) FLOOR 3 55.9 m² (602 sq.ft.)
EXCLUDED AREAS : REDUCED HEADROOM 7.0 m² (75 sq.ft.)
TOTAL : 270.2 m² (2,908 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DIRECTIONS

Within the centre of Ilkley, head along The Grove in a westerly direction continuing past Christchurch. Take the next left, into into Parish Ghyll Road where the property can be found on the left hand side, identified by our Hunters FOR SALE board.

AGENTS NOTES

Tenure: Freehold

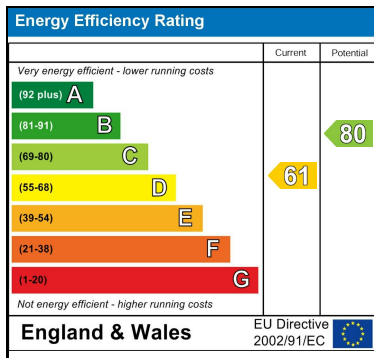
Council Tax Band F, Bradford City Council

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.



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