



HUNTERS[®]
HERE TO GET *you* THERE

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Wellington Road, Ilkley, LS29

Offers Over £240,000

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A fantastic opportunity to purchase this stone built four bedroom mid terrace property in the heart of Ilkley. Now in need of modernisation throughout, this property should appeal to a broad range of potential buyers. To the ground floor, there is a kitchen, living room and conservatory. To the first floor, there is a single bedroom, double bedroom and a shower room; and to the second floor there are a further two bedrooms. Externally, there is a garden to the rear. The property comes to market with NO ONWARD CHAIN.

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, tennis 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



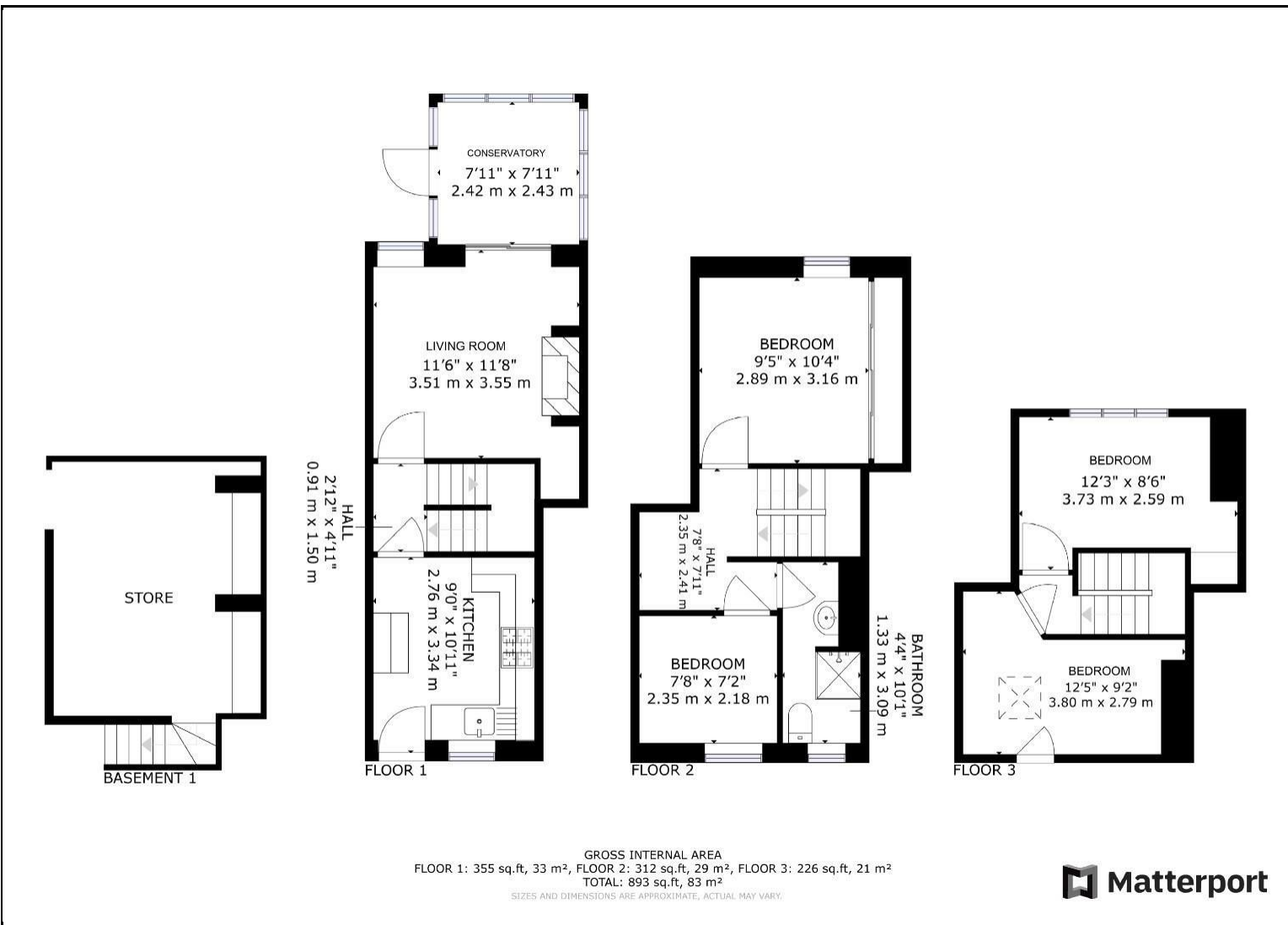
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KEY FEATURES

- FOUR BEDROOM STONE BUILT MID TERRACE
- OVER THREE FLOORS PLUS BASEMENT
 - IN NEED OF MODERNISATION THROUGHOUT
 - REAR GARDEN
 - CONSERVATORY
 - CENTRAL ILKLEY LOCATION
 - EPC RATING E
 - NO ONWARD CHAIN







DIRECTIONS
Turn left off Brook Street onto Railway Road. Wellington Road is the fourth turning on the left hand side and the property is on the right and can be identified by our Hunters Ilkley For Sale board.

AGENTS NOTES
Tenure: Freehold

Council Tax Band B, 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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
49	
EU Directive 2002/91/EC	
England & Wales	

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