







**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

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# Regent Road, Ilkley, LS29 9EA

## Asking Price £315,000

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Converted in 2006 this two bedroom apartment offers well presented accommodation in a desirable location close to Ilkley town centre. With lift access, the property briefly comprises entrance hall, impressive open plan living space with feature full height arched window allowing the natural sunlight to flood in, dining area and stylish kitchen, master bedroom with en suite, further double bedroom and a bathroom. The property combines charming character features such as exposed beams alongside quality contemporary fittings. There is the benefit of an allocated parking space. 231 years remaining on the lease.

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  
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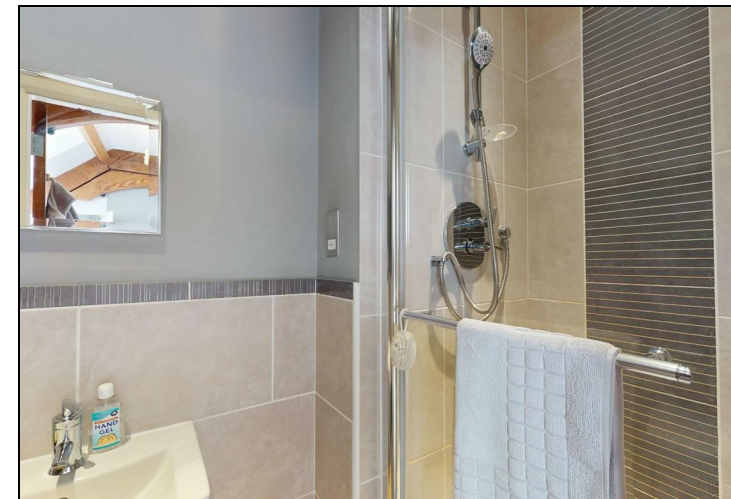


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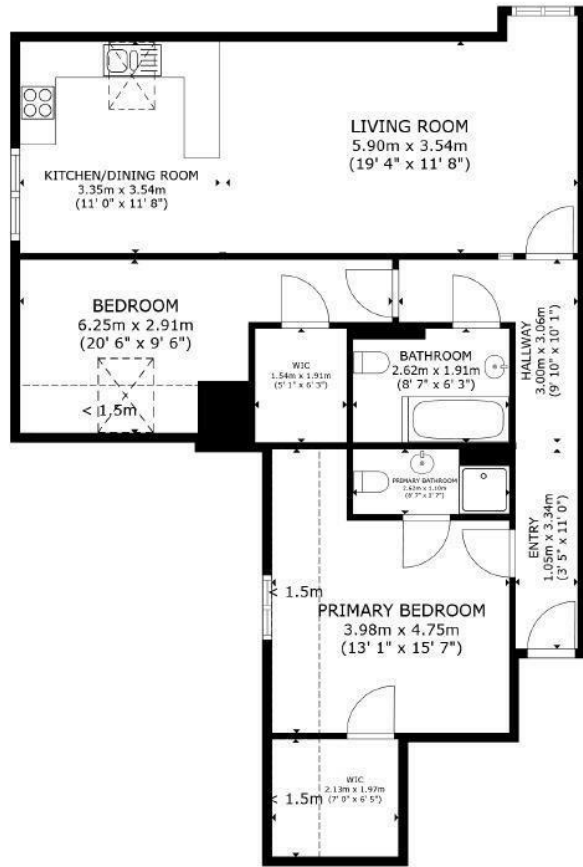
## KEY FEATURES

- TOP FLOOR APARTMENT
  - TWO BEDROOMS
  - TWO BATHROOMS
    - LIFT ACCESS
- OPEN PLAN KITCHEN DINING LOUNGE
  - RETAINING CHARACTER
  - NO ONWARDS CHAIN
- 231 YEARS REMAINING ON THE LEASE









FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 82.7 m<sup>2</sup> (890 sq.ft.)  
 EXCLUDED AREAS : REDUCED HEADROOM 7.8 m<sup>2</sup> (84 sq.ft.)  
 TOTAL : 82.7 m<sup>2</sup> (890 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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