








**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

 4  2  3  



# Brodrick Drive, Ilkley, LS29

## £750,000

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

Situated in the prestigious former grounds of Wells House, this beautifully maintained four bedroom mid-terrace property boasts spacious family living spread over three levels. With four bedrooms on the upper floor, three reception rooms, a versatile family room with French doors opening to the south facing garden, a tastefully designed kitchen, practical utility room, two stylish bathrooms, and an integral double garage with parking accessible via a private driveway at the rear, this home offers an enviable lifestyle on the door step of the famous Ilkley Moor.

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



This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.

## KEY FEATURES

- FOUR BEDROOM MID TERRACE
- SET OVER THREE FLOORS
- TWO BATHROOMS
- PRIVATE LOCATION
- SOUTH FACING GARDEN
- DOUBLE GARAGE
- EPC RATING C
- COUNCIL TAX BAND F





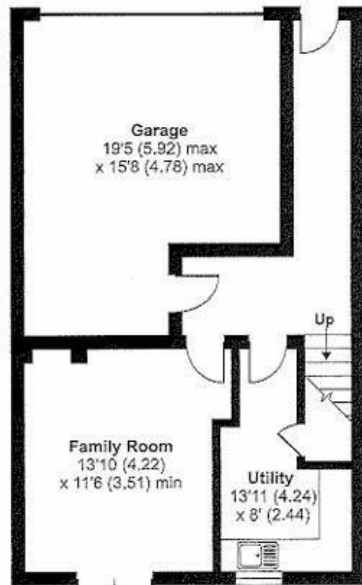




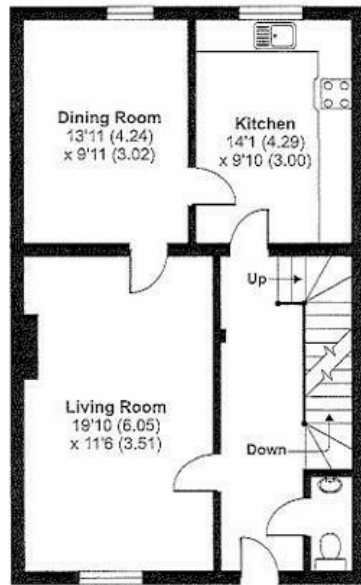




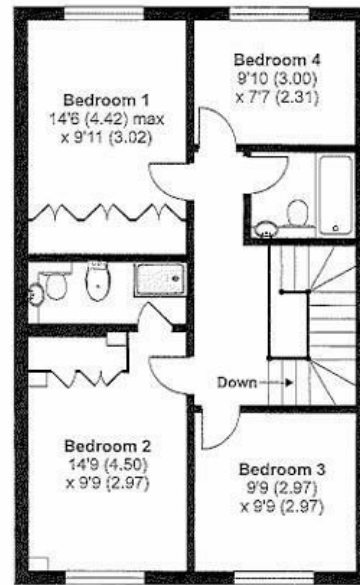
# Brodrick Drive, Ilkley, West Yorkshire, LS29



LOWER GROUND FLOOR  
APPROX FLOOR AREA  
63.4 SQM (683 SQFT)



GROUND FLOOR  
APPROX FLOOR AREA  
63.4 SQM (683 SQFT)

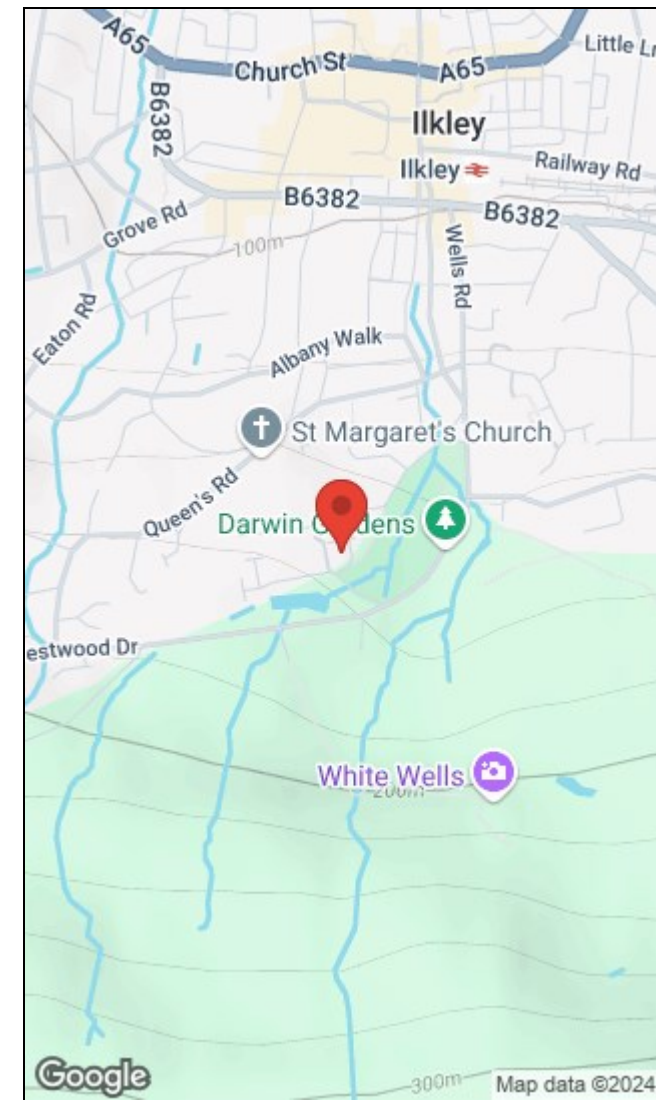


FIRST FLOOR  
APPROX FLOOR AREA  
63.4 SQM (683 SQFT)

APPROX. GROSS INTERNAL FLOOR AREA 2049 SQ FT 190.3 SQ METRES (INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2012 Produced for Hunters REF : 285935



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current: <b>72</b>	Potential: <b>79</b>
England & Wales <span style="float: right;">EU Directive 2002/91/EC</span>	

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



This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.