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HERE TO GET *you* THERE

Ardenlea Cottage, Queens Drive, Ilkley, LS29 9QW

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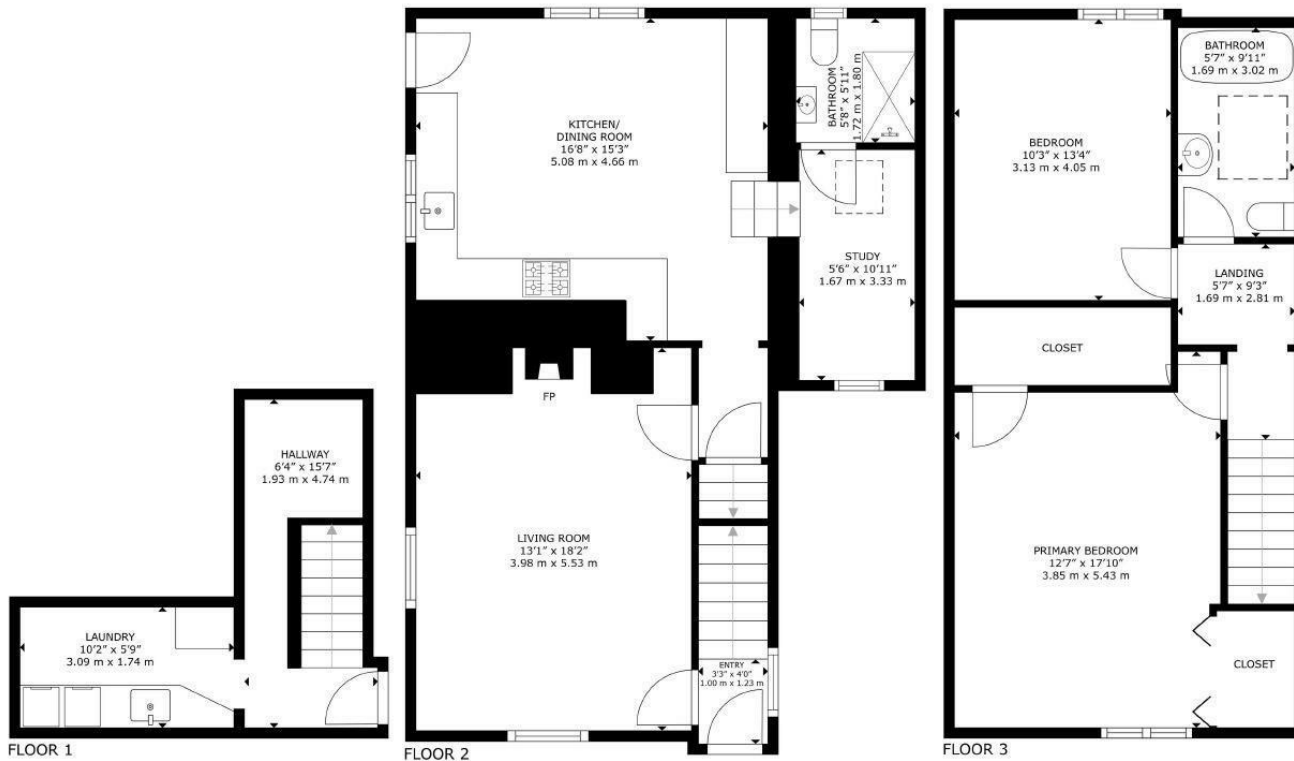
£825,000

Tucked away but close to Ilkley town centre, welcome to the magnificent Ardenlea Cottage, where every corner of this stunning property has been meticulously refurbished by its current owners. The bespoke fixtures and fittings throughout, where contemporary meets traditional, add a touch of elegance to this hidden gem, which boasts a stunning breakfast/kitchen, living room, study, shower room, utility, two double bedrooms and a luxury house bathroom. And let's not forget the walled garden that awaits you outside.

This link detached property retains wonderful character including newly installed feature arch timber windows, a modern bespoke designed kitchen with floating units and integrated Fisher & Paykel appliances including double oven and double dishwasher drawers. Reclaimed herringbone flooring complements the exceptional finish to this entertaining space and, in addition, with clever use of the space, a study area and shower room off the kitchen, plus a utility room and useful storeroom to the lower ground floor. However, the real beauty of this property is the walled garden it sits within, having well stocked borders boasting an array of colour and style, a lawned area, even a stream at the bottom of the garden, plus an Alton greenhouse for those with green fingers. Get ready to experience a true masterpiece of a home.

Ilkley is a thriving Yorkshire town in the Wharfe Valley offering a wide range of amenities, boutique shops, everyday stores, 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, plus benefitting 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. And for the commuter, the town is ideal – there are regular train services to both Leeds and Bradford and Leeds Bradford Airport is 11 miles away.

#ardenleacottage



GROSS INTERNAL AREA
 FLOOR 1: 150 sq. ft, 14 m², FLOOR 2: 684 sq. ft, 63 m²
 FLOOR 3: 539 sq. ft, 50 m², TOTAL: 1,373 sq. ft, 127 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.



DIRECTIONS

From the centre of Ilkley turn up into Wells Road to Wells Road continuing up the hill and after about 300 metres turn right into Queens Road. Continue along Queens Road, passing St. Margaret's Church on the left, and turn right into Queens Drive just after the road bends to the left. Continue along Queens Drive and the property can be found on the right, after about 200 metres, identifiable by our Hunters For Sale board.

AGENTS NOTES

Tenure: Freehold

Council Tax Band E, 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 170 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		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







