



HUNTERS[®]
HERE TO GET *you* THERE



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Brewery Road, Ilkley, LS29

£300,000

HUNTERS[®]
HERE TO GET *you* THERE

Offered to the market with no onwads chain. A three bedroom stone built terraced property, ideally positioned within walking distance of Ilkley town centre and the train station. The accommodation briefly comprises entrance hall, sitting room, kitchen leading to the rear yard. On the first floor there are two bedrooms along with the house bathroom. To the second floor the attic space has been converted to create a further bedroom. There is an enclosed courtyard to the rear of the property and off street permit parking to the front.

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.

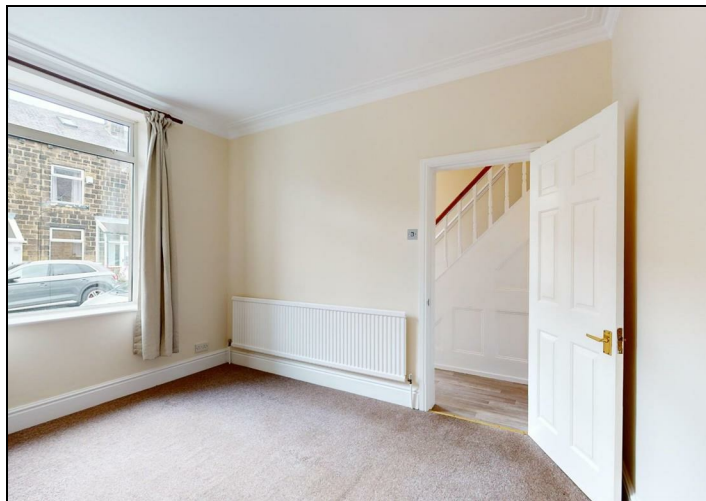
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
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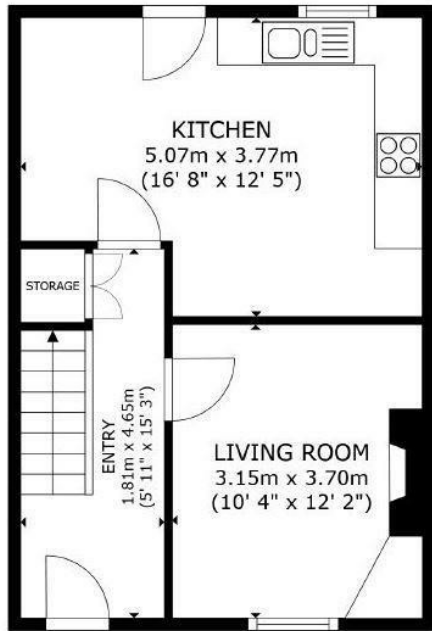
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KEY FEATURES

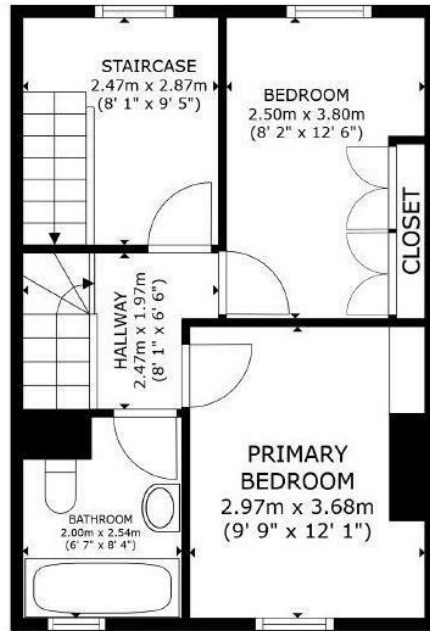
- THREE BEDROOM TERRACE
 - HOUSE BATHROOM
- POPULAR CENTRAL ILKLEY LOCATION
 - IMMACULATELY PRESENTED
 - EPC RATING D
 - CHAIN FREE
 - COUNCIL TAX BAND B



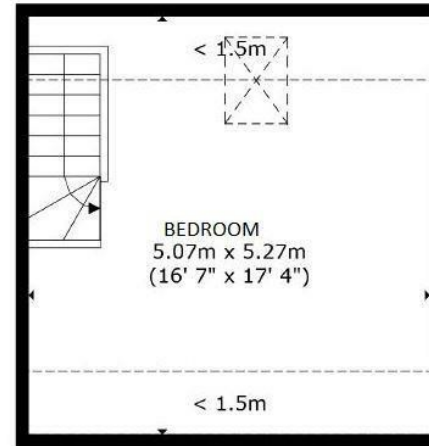




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 38.4 m² (413 sq.ft.) FLOOR 2 38.4 m² (413 sq.ft.) FLOOR 3 18.6 m² (200 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 8.1 m² (87 sq.ft.)
 TOTAL : 95.4 m² (1,027 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DIRECTIONS

From the centre of Ilkley travel along Leeds Road in an easterly direction. Turn right onto Little Lane, after passing Lishman's of Ilkley on the left hand side, and Brewery Road is on the right hand side. The property can be found about halfway along the street, clearly identified by the Hunters 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			82
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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