



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



# Lister Court Cunliffe Road , Ilkley, LS29 9DZ

## £265,000



A lovely 2 bedroom, third floor apartment with lift and located within this highly regarded development for those over 55yrs, with a delightful outlook over the town and towards up Ilkley Moor. The retirement development provides residents with access to facilities such as a residents lounge with adjoining kitchen, laundry, car park and beautifully maintained communal gardens. The accommodation is light and airy, briefly comprising: an entrance hall, cloakroom, living/dining room with French windows opening onto a Juliet balcony with views over the town and a panorama view of Ilkley moor beyond, a well-appointed kitchen, two bedrooms and a shower room. Listers Court is situated in the heart of Ilkley town centre, with a short stroll from shops, cafés and the train station.

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



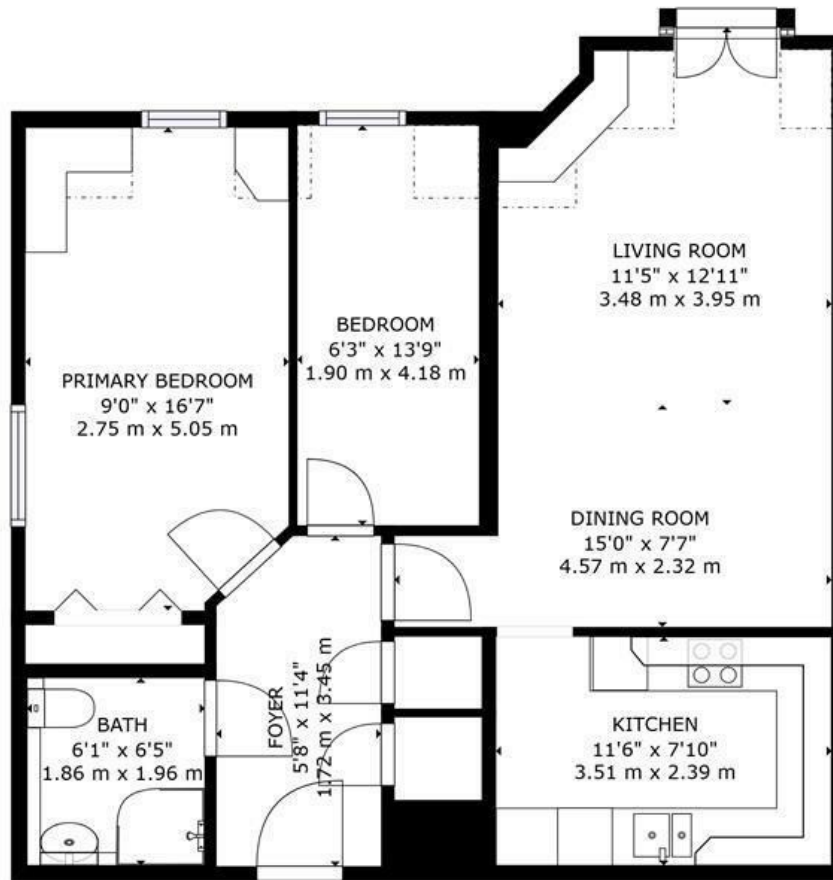
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## KEY FEATURES

- 2 BED APARTMENT
- VIEWS TOWARDS ILKLEY MOOR
  - LIFT
  - THIRD FLOOR
- RETIREMENT DEVELOPMENT
  - PARKING
  - TOWN LOCATION
  - EPC RATING C
  - CHAIN FREE
- CENTRAL ILKLEY LOCATION

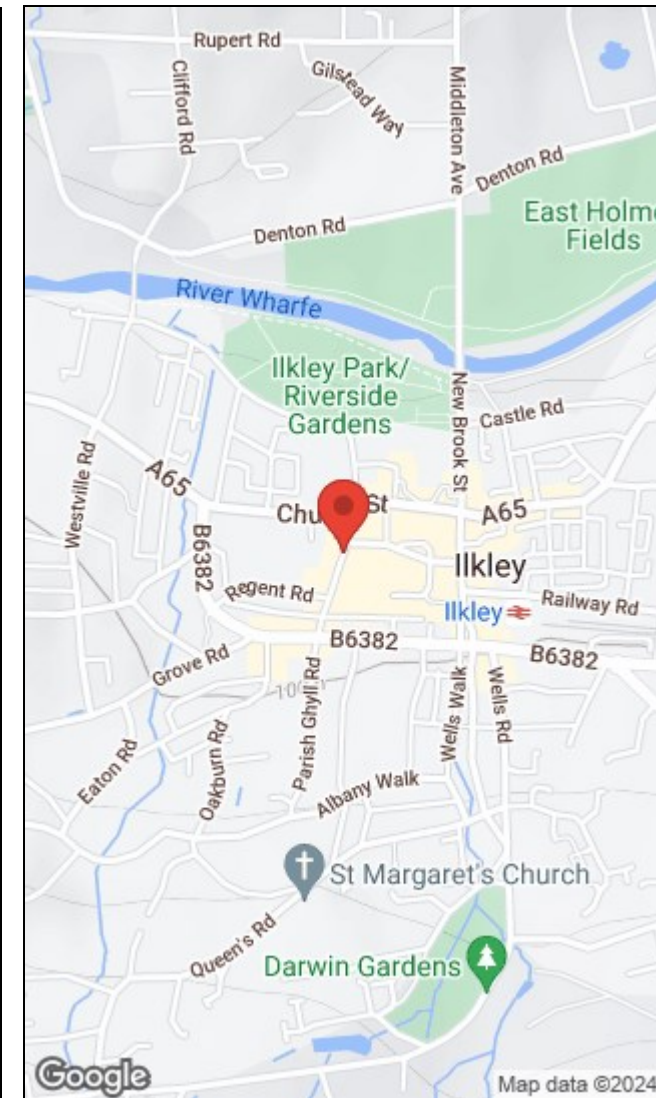






FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 685 sq. ft, 64 m<sup>2</sup>, EXCLUDED AREAS:  
 REDUCED HEADROOM BELOW 1.5M: 41 sq. ft, 4 m<sup>2</sup>  
 TOTAL: 685 sq. ft, 64 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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