



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





# Ilkley Hall Mews, Ilkley, LS29

£400,000



This is a fine example of highly specified mews style house that has undergone a complete renovation to include a stunning rear extension with lantern to really make this a home where you can just walk on in and relax without lifting a finger. You definitely don't need to call any tradesmen with this property because the current owners have done all the hard work for you. With stylish entrance porch with concealed w/c, then to the stunning open plan kitchen with breakfast bar open to the dining area and to the living area that has bifold doors out onto the rear enclosed garden. To the first floor there are three bedrooms and a stylish house bathroom. To the outside there are two parking spaces to the front, and a stepped rear garden with porcelain tiles and borders with shrubs and two beautiful Magnolias. Offered to the market with no onwards chain.

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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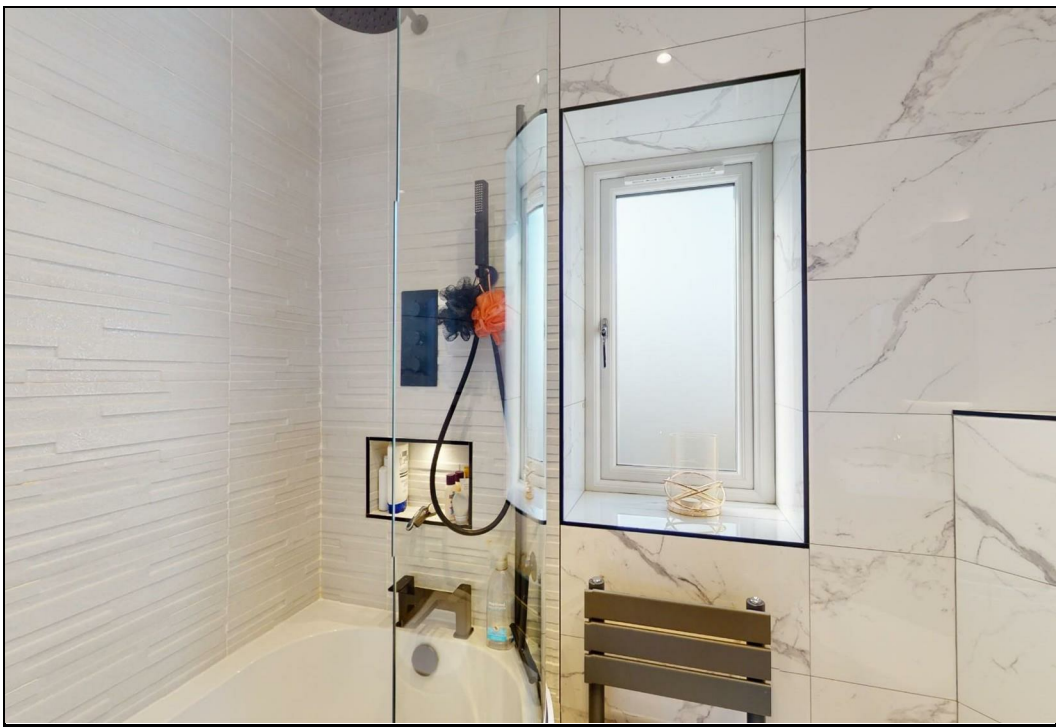
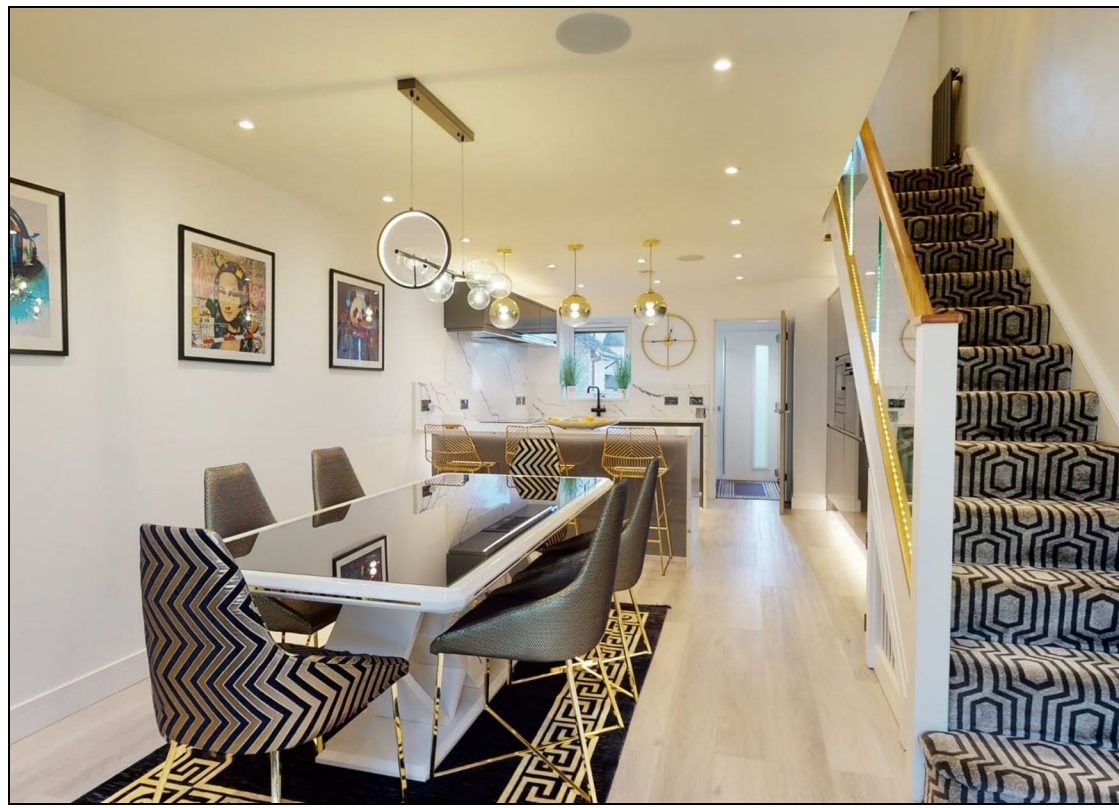
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## KEY FEATURES

- CHAIN FREE
- EXTENDED
- THREE BEDROOM MEWS PROPERTY
- HIGH SPECIFICATION
- OPEN PLAN
- FULLY RENOVATED
- 3D WALKTHROUGH
- ENCLOSED REAR GARDEN
- EPC RATING C















GROSS INTERNAL AREA  
 FLOOR 1: 422 sq. ft, 39 m<sup>2</sup>, FLOOR 2: 379 sq. ft, 35 m<sup>2</sup>  
 TOTAL: 801 sq. ft, 74 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

#### DIRECTIONS

From the centre of Ilkley proceed up Brook Street and up Wells Road and after several hundred yards take a left onto Skelda Rise. Continue ahead and take the fourth access on the left onto Ilkley Hall Mews and the property will be seen in the right hand hand corner.

#### AGENTS NOTES

Council Tax Band D, Bradford City Council

#### Tenure, Parking and Services

Tenure: Freehold

Parking: Off street parking

All mains services connected

#### Internet and Mobile Coverage

The Ofcom website shows that Ultrafast Broadband up to 1000 Mbps download speed is available to this property. The Ofcom website that outdoor mobile coverage is available from all four of the UK's main providers. Results are predictions not a guarantee and may differ subject to circumstances, exact location and network outages.

#### ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £30 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. We are also required to obtain identification from all prospective buyers, and we will ask to see proof of funding. Please note that the property will not be marked as Sold Subject To Contract until the checks have been satisfactorily completed so therefore buyers are asked for their co-operation in order that there is no delay.

#### 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, of which 40 are located in Yorkshire. 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.



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