



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

6 2 2 C

# Brodrick Drive, Ilkley, LS29

## Offers Over £800,000

**HUNTERS®**  
HERE TO GET *you* THERE

Impressive six-bedroom stone built modern townhouse offering spacious family accommodation arranged over three floors, in an enviable mature setting at the foot of Ilkley Moor, close to woodland and within walking distance of Ilkley town centre and Ilkley Grammar School. To the ground floor, there is a light & spacious kitchen, living and dining room with French doors leading to the garden. There is also an integral garage, utility room and WC. To the first floor, there is a further living room, two bedrooms and a Jack and Jill bathroom. To the second floor, there are four further bedrooms and the house bathroom. Externally, to the rear there is an attractive lawned garden with patio seating area and to the front of the property there are two parking spaces.

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. Like

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

- SIX BEDROOM TOWNHOUSE
- SET OVER THREE FLOORS
- OPEN PLAN KITCHEN/LIVING/DINING ROOM
- JACK AND JILL BATHROOM & EN SUITE
  - INTEGRAL GARAGE
  - ATTRACTIVE LAWNED GARDEN
- DRIVEWAY PARKING FOR TWO CARS
  - MUCH SOUGHT AFTER AREA
  - EPC RATING C





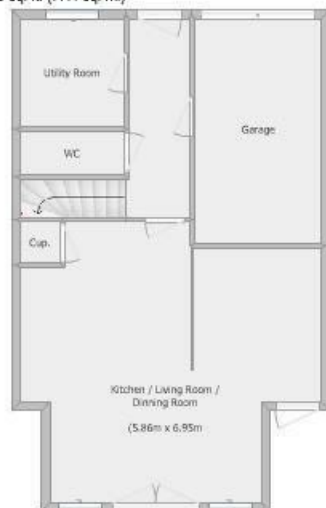




## Brodrick Drive, Ilkley, LS29 9SN

Total Area = 2,131 Sq.ft

Ground Floor  
829.9 sq. ft. (77.1 sq. m.)



1st Floor  
659.8 sq. ft. (77.1 sq. m.)



2nd Floor

1101.1 sq. ft. (102.3 sq. m.)



Please note all measurements are approximate and are for display / marketing purposes only.

### DIRECTIONS

From the centre of Ilkley, proceed to the top of Brook Street and continue, almost directly opposite, up Wells Road. Follow along Wells Road beyond the cattle grid and take a right turn into Brodrick Drive. Once over the cattle grid follow Brodrick Drive as it curves towards the left. The property can be found on the right hand side once you have driven past Wells House.

### AGENTS NOTES

Tenure: Freehold

Council Tax Band F, 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, 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.

### 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.

### 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	76
England & Wales	EU Directive 2002/91/EC	

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