



HUNTERS®
HERE TO GET *you* THERE

 4  3  2  C

Hollingwood Park, Ilkley, LS29

£550,000



An immaculately presented four bedroom mid townhouse property offering well proportioned and contemporary accommodation. The property is ideally situated in a sought after residential area to the western side of Ilkley. Briefly the accommodation comprises welcoming entrance hall, w/c shower room, bedroom three, access to the integral garage with utility and door leading to rear patio area, to the first floor is a stylish kitchen dining room with doors out to the west facing balcony, doors open to the living room, bedroom four/study. To the second floor is the master bedroom with en suite, second bedroom, a dressing room with fitted wardrobes (which could very easily be changed back to another bedroom) and a house bathroom. Viewing is highly recommended to fully appreciate the accommodation being offered.

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



This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.

KEY FEATURES

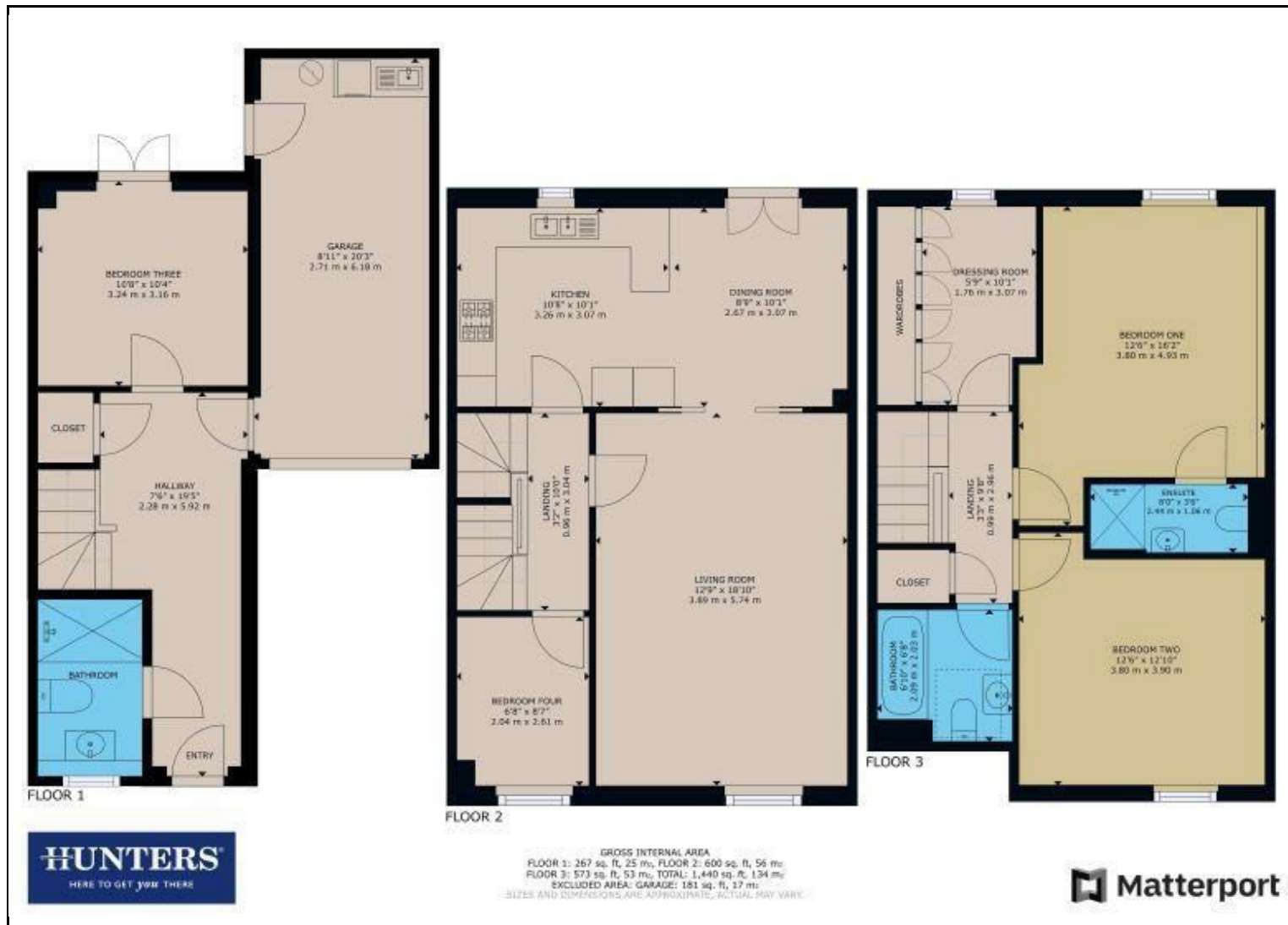
- MODERN TOWNHOUSE
- FOUR BEDROOMS
- SET OVER THREE FLOORS
- OPEN PLAN KITCHEN DINING
- EN SUITE AND HOUSE BATHROOM
- UNDER COVER PARKING
- INTEGRAL GARAGE WITH UTILITY
- WEST FACING BALCONY
- COUNCIL TAX BAND F
- EPC RATING C











DIRECTIONS

From the centre of Ilkley, continue along Leeds Road in a westerly direction, proceeding onto Skipton Road. At the traffic lights, turn left onto Victoria Avenue. Proceed straight ahead at the crossroads and turn right into Hollingwood Park. The property can be almost straight ahead of you at the head of the cul de sac.

AGENTS NOTES

Council Tax Band F, Bradford City Council

Tenure, Parking and Services

Tenure: Freehold

Parking: Off street parking and undercover

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.

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		83
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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

otley@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.