



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





# Chantry Drive, Ilkley, LS29

£425,000



An extended, spacious three bedroom ground floor apartment in a prime Ilkley location,

Ideally located within walking distance of Ilkley town centre and the train station, this well-presented three bedroom ground floor apartment offers a fantastic opportunity for those seeking convenience, comfort, and outdoor space. The accommodation briefly comprises a welcoming entrance hall, with a single bedroom and house bathroom off, access to two further bedrooms and a well-equipped kitchen which is open plan to the extended areas of the dining room, family room and living room.

Externally, the property benefits from a private driveway, a single garage with power, and delightful patio courtyard garden, perfect for outdoor relaxation.

This home is ideal for downsizers, professionals, or a lock up and leave, given it's such a sought-after Ilkley location. A viewing is highly recommended!

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.

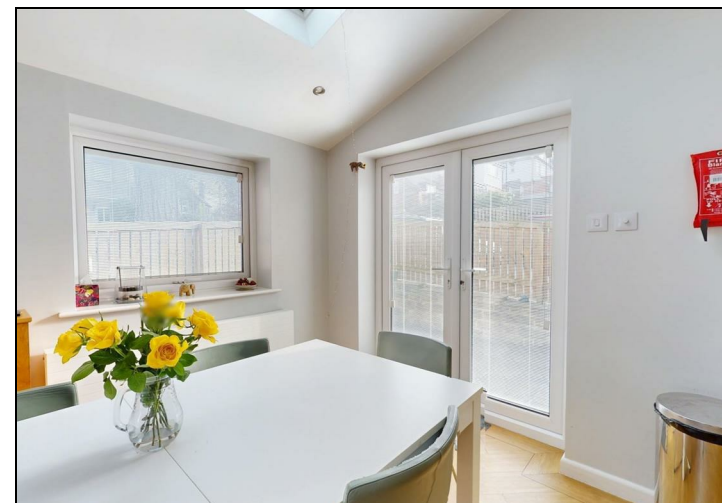
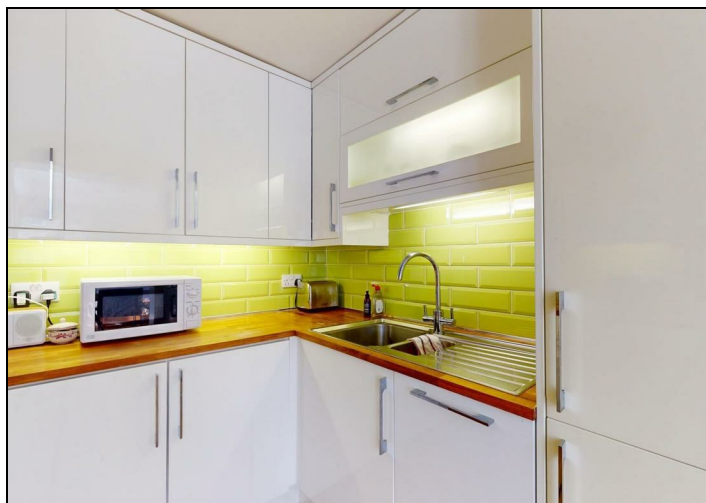
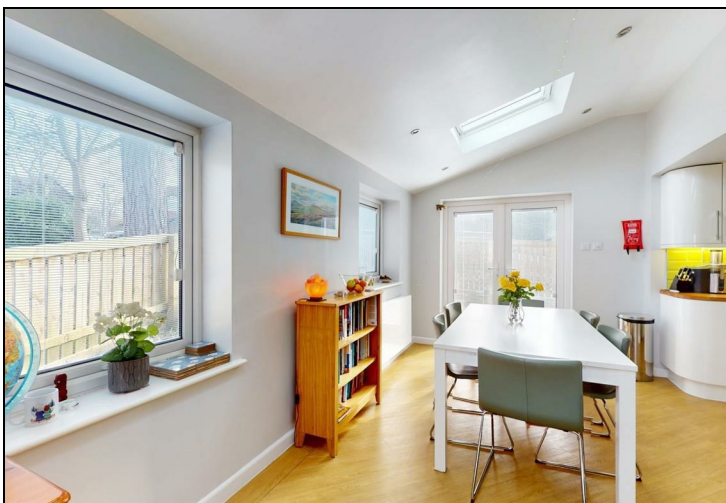
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## KEY FEATURES

- GROUND FLOOR APARTMENT
  - THREE BEDROOMS
- SOUGHT AFTER ILKLEY LOCATION  
CLOSE TO THE TOWN CENTRE
  - EXTENDED
  - SINGLE GARAGE
  - PATIO GARDEN
  - EPC RATING C
  - 3D VIRTUAL TOUR

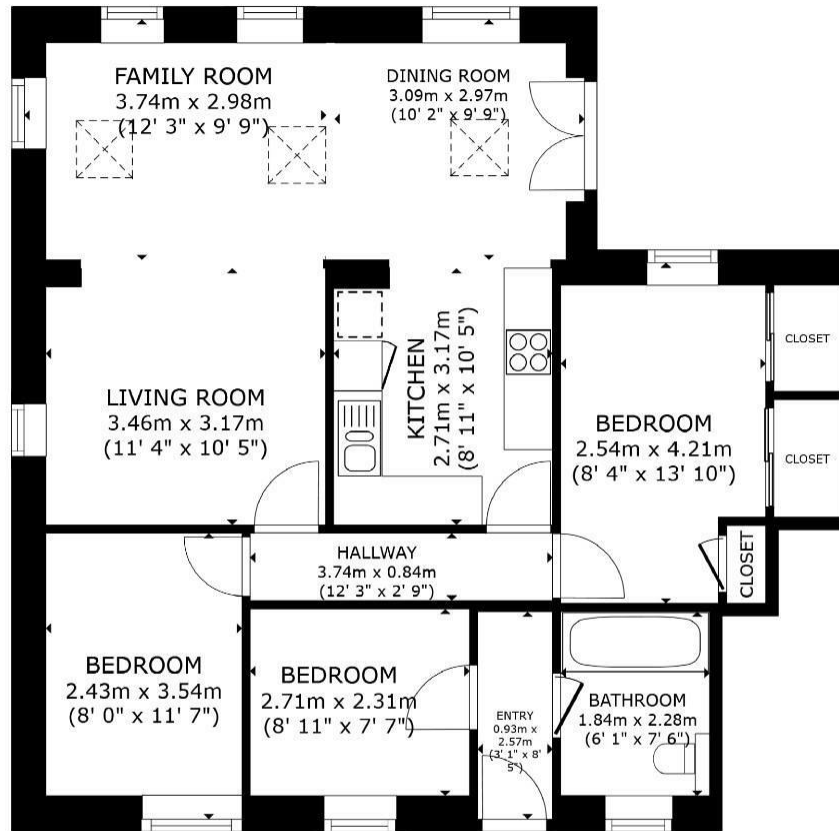












GROSS INTERNAL AREA  
FLOOR PLAN 79.5 m<sup>2</sup> (855 sq.ft.)  
TOTAL : 79.5 m<sup>2</sup> (855 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## OUTSIDE

To the front of the property there is a driveway leading to a single garage. There is a path to the side of the property leading to the rear, where there is a paved patio area with mature planting.

## AGENTS NOTES

Tenure: Leasehold, with a Share of Freehold

Council Tax Band C, Bradford City Council

## TENURE

We have been informed by the owner that the property is held on a 200 year lease from 2016 (191 years remaining). The ground floor flat and the first floor flat own an equal share of the freehold title. We understand that there is a peppercorn ground rent and a service charge of £25 per annum.

## 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. 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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