



Ryhill, Margerison Road, Ben Rhydding, Ilkley

**HUNTERS**<sup>®</sup>  
EXCLUSIVE





# Margerison Road, Ilkley LS29 8QU

£1,150,000

Ryhill is a stunning seven bedroom Victorian family home that offers an abundance of space and character over it's four floors. Set back from the road in a quiet area of Ben Rhydding yet still within easy reach of local amenities and a short walk to the train station.

Highlights of the property's internal features include: Entrance hall with beautiful parquet flooring, a wonderful large but cosy living room and a separate kitchen diner both feature wood burning stoves, perfect for family gatherings and entertaining friends. The ground floor also includes a WC, useful storage cupboard and stairs leading down to a utility room and cleverly converted one bedroom apartment offering the owner flexible living arrangements or revenue opportunity. A charming solid oak staircase leads you to the first and second floors. The first floor has three substantial double bedrooms and a house shower room with fitted wooden cupboard. The second floor is equally impressive with a further three substantial double bedrooms and a house bathroom, it's worth noting that each bedroom has a beautiful view, be it a glimpse of Ilkley's famous Cow and Calf to the front or the far reaching views of Beamsley at the back. Outside, the gardens are well established, to the rear the expansive well designed garden is on two levels and offers a superb terrace for enjoying the stunning views and sunsets over the Wharfe Valley. A driveway to the side of the property provides ample off street parking.

Overall, this is a truly fantastic opportunity to acquire a beautiful home with stunning views in a much sort after area.

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, tennis and golf clubs.















### **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.

### **AGENTS NOTES**

Council Tax Band F, Bradford City Council

Tenure, Parking and Services

Tenure: Freehold

Parking: Off street parking

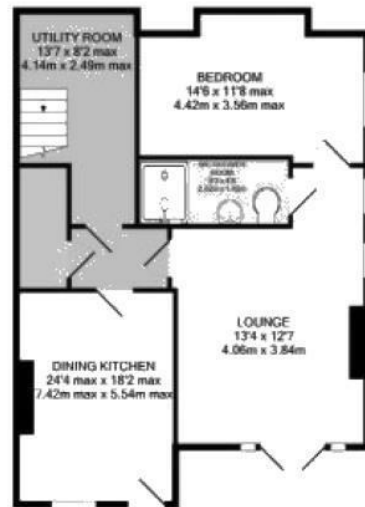
All mains services connected

Internet and Mobile Coverage

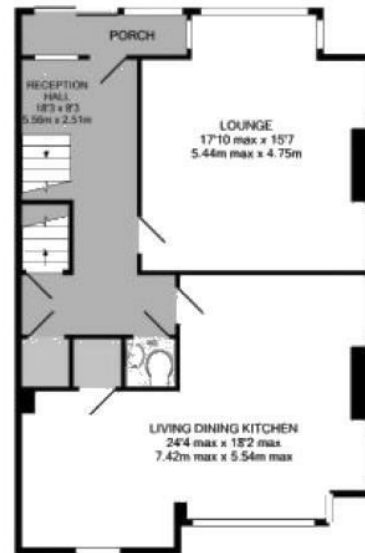
The Ofcom website shows that Ultrafast Broadband up to 1000 Mbps download speed is available to this property. The Ofcom website that outdoor mobile coverage is available from all four of the UK's main providers. Results are predictions not a guarantee and may differ subject to circumstances, exact location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



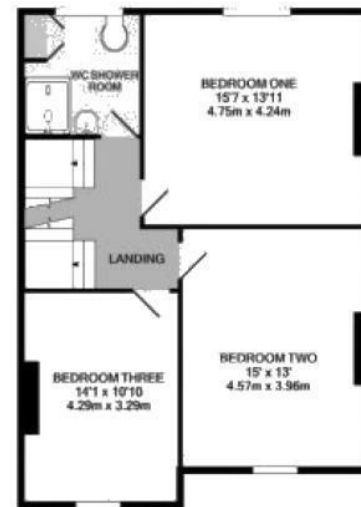
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



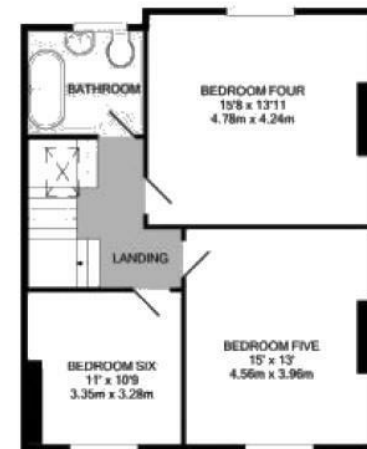
LOWER GROUND FLOOR  
APPROX FLOOR  
AREA 700 SQ FT  
(64.5 SQ M)



GROUND FLOOR  
APPROX FLOOR  
AREA 816 SQ FT  
(75.9 SQ M)



FIRST FLOOR  
APPROX FLOOR  
AREA 746 SQ FT  
(69.3 SQ M)



SECOND FLOOR  
APPROX FLOOR  
AREA 675 SQ FT  
(62.7 SQ M)

TOTAL APPROX FLOOR AREA 2698 SQ FT (248.8 SQ M)

Whilst every effort has been made to ensure the accuracy of the floor plan, we do not warrant, represent or make any statement, express or implied, as to the accuracy or reliability of the floor plan for any purpose or for any use. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, conditions and warranties shown here are not intended and no guarantee as to their operability or efficiency can be given.



| 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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Otley & Ilkley -  
01943 660002 <https://www.hunters.com>

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