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# Manley Grove, Ilkley, LS29

£795,000



An attractive detached four bedroom brick built property with a pretty garden to the front full of herbaceous plants and shrubs, a small pond and bounded by hedging affording much privacy. To the rear there is a private driveway with double garage and this ideal family home is located in a quiet cul de sac. The flexible and versatile accommodation briefly consists: entrance hall, sitting room with an open fire, open plan kitchen to living room with access to the utility room with door out to the rear, further family room with gas fire and sliding doors to the conservatory as well as access to a further bedroom, shower room and large walk in cupboard. To the first floor there are three bedrooms and a house bathroom.

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

- FOUR BEDROOMS
- DETACHED FAMILY HOME
- OPEN PLAN KITCHEN/DINING/LIVING
- MASTER BEDROOM WITH EN SUITE
- DOWNSTAIRS SHOWER ROOM & WC
- DOUBLE GARAGE
- FABULOUS PRIVATE GARDENS
- EPC RATING E











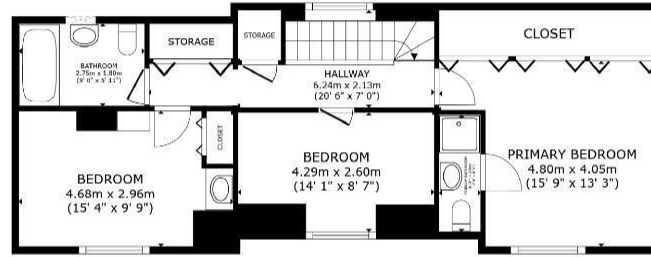
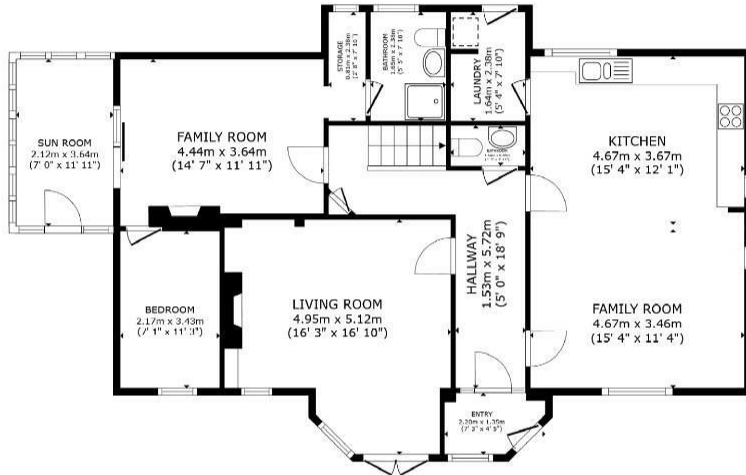












FLOOR 1 117.1 m<sup>2</sup> (1,261 sq.ft.) FLOOR 2 68.9 m<sup>2</sup> (741 sq.ft.)  
 TOTAL : 186.0 m<sup>2</sup> (2,002 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## OUTSIDE

The property is approached through two gates directly into the driveway which has ample parking for a number of cars and garaging for two cars. The garden is a good size and has been well maintained, mainly laid to lawn with herbaceous borders. mature trees, pond, greenhouse and a paved terrace area.

## DIRECTIONS

From the centre of Ilkley, proceed up Brook Street and take the left turn onto Station Road/B6832 and continue toward Ben Rhydding. After approximately 1 mile take the right turn up Manley Grove, the property is towards the top of the cul de sac on the right hand side, identified by our sale board.

## INVESTMENTS \* LETTINGS \* MANAGEMENT

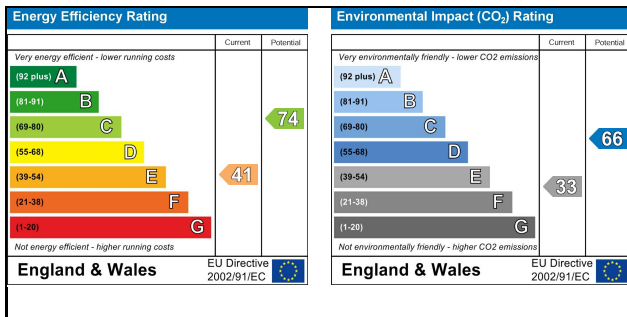
For Landlords, we offer a dedicated and professional Lettings service, tailored to your individual requirements. If you are looking for an investment and would like any advice on the rental potential, then please contact our Lettings Department.

## 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.

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