



**6 BUTTERWICK NORWOOD DRIVE
ILKLEY, LS29 6GE**

**£625,000
FREEHOLD**

Monroe is delighted to present this beautifully renovated Grade II listed townhouse, ideally situated in the highly sought-after village of Menston.

MONROE

SELLERS OF THE FINEST HOMES

6 BUTTERWICK NORWOOD DRIVE

- Move-in Ready: Recently refurbished and finished to an exceptional standard—ready for immediate enjoyment.
- Immaculately Presented: Stylish interiors combine modern design with period charm throughout.
- Grade II Listed Heritage: Elegant character and architectural interest, offering a unique and prestigious home.
- Scenic Setting: Overlooks beautifully landscaped communal grounds, creating a peaceful and attractive outlook.
- Spacious Accommodation: Three generous double bedrooms, including a luxurious principal suite.
- Luxury Features: Floor-to-ceiling walk-in dressing room and high-spec en suite for a private retreat.
- Practical Storage: Ample storage throughout, including a lockable outdoor store.
- Outdoor Living: South-facing courtyard garden ideal for entertaining and relaxation.
- Convenient Parking: Two allocated spaces provide hassle-free parking in a desirable estate.



6 Butterwick, Norwood Drive Menston, Ilkley, LS29

Exceptional Grade II Listed Home with Modern Luxury in High Royds Estate

Step inside this stunning Grade II listed home and be captivated by its grand proportions, soaring ceilings, and light-filled interiors. The property's elegant period charm blends effortlessly with contemporary design, offering the perfect balance of character and modern living.

The ground floor features a full-depth formal living room, ideal for relaxing or entertaining, complete with a sleek integrated media wall and large sash windows that frame picturesque views. At the heart of the home, a bespoke kitchen designed by a renowned Otley designer boasts premium Bosch appliances, ample cabinetry, and views over the south-facing garden—perfect for family life or hosting guests.

Upstairs, three spacious bedrooms await, including a luxurious principal suite with a floor-to-ceiling walk-in dressing room and a high-spec en suite bathroom. A stylish family bathroom with a full-size bath and rainfall shower serves the remaining bedrooms.

Externally, the south-facing garden provides a private haven for outdoor dining and relaxation, complemented by two allocated parking spaces and a lockable outdoor store. Set within the exclusive High

Royds Estate, residents enjoy landscaped communal grounds, woodland walks, and a tranquil, semi-rural environment—all just minutes from Ilkley town centre and excellent transport links.

A rare combination of heritage charm, contemporary luxury, and sought-after location, this property offers an exceptional lifestyle in one of Wharfedale's most desirable developments. Freehold with a £150 monthly management fee covering grounds maintenance, external painting, window cleaning, and building insurance.

REASONS TO BUY

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Strictly through the selling agent Monroe Estate Agents
Viewings by appointments only.

ENVIRONS

Ilkley is nestled amidst some of the region's most breathtaking countryside, with the River Wharfe and rugged moors offering an abundance of opportunities for outdoor enthusiasts. Whether it's invigorating walks, thrilling mountain biking, or scenic road cycling, the natural surroundings provide the perfect setting for a wide range of rural pursuits.

SERVICES

We are advised that the property has mains gas, mains water, mains drainage.

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

6 BUTTERWICK NORWOOD DRIVE







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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

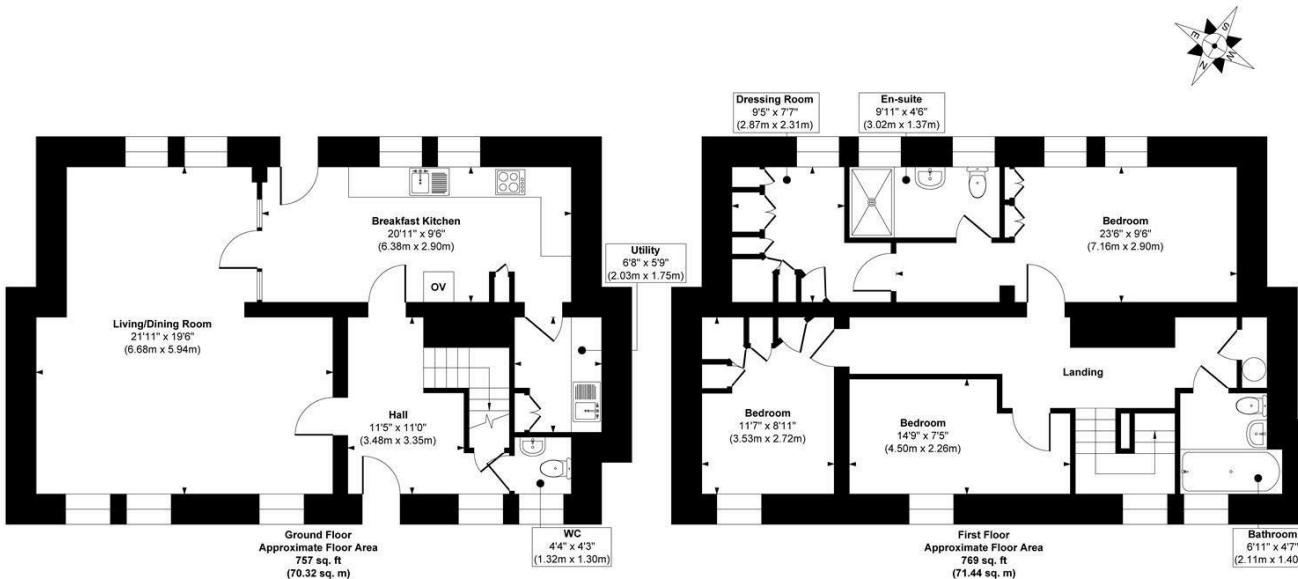
Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 1526.00 sq ft

Tenure – Freehold





Approx. Gross Internal Floor Area 1526 sq. ft / 141.76 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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