



HUNTERS[®]
HERE TO GET *you* THERE

3 1 1 1 1 D

Parish Ghyll Drive, Ilkley

£550,000

HUNTERS®
HERE TO GET *you* THERE

This stunning 3 bedroom townhouse is perfectly situated in the heart of the picturesque town of Ilkley, boasting breathtaking views of the surrounding area. Set over 3 floors, the property features a spacious and contemporary design, with an open-plan living area and modern kitchen. A newly finished shower room to the first floor and a wet room to the second floor. The bedrooms are generous in size, with ample natural light and stylish decor. The highlight of this townhouse, however, is the stunning views that can be enjoyed from every window. With the convenience of being right in the center of town, you can easily access the local amenities such as shops, restaurants and cafes, while still enjoying a peaceful and quiet retreat in this beautiful property. Perfect for families or professionals looking for a practical home with the convenience of being situated in a sought-after location.

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.

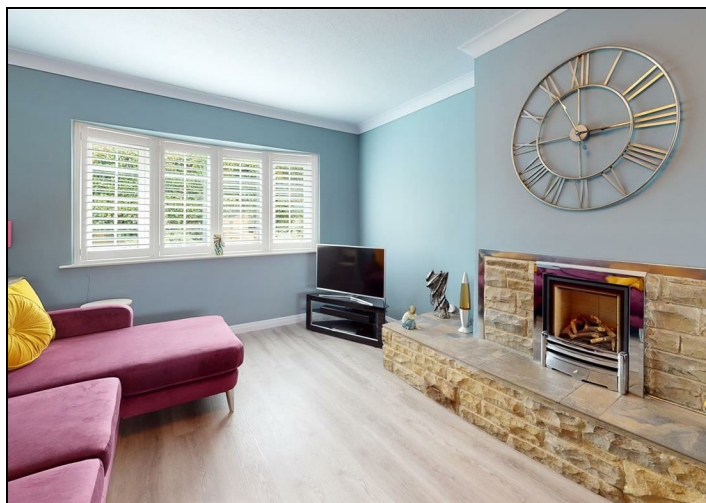
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
otley@hunters.com | www.hunters.com

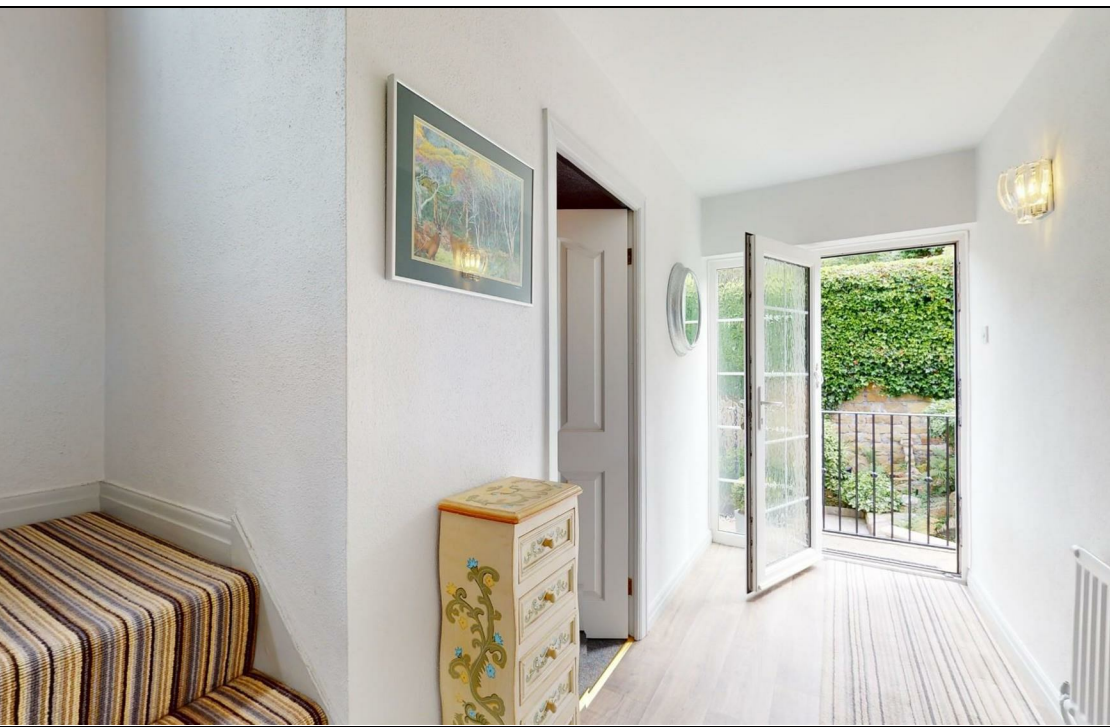


This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.

KEY FEATURES

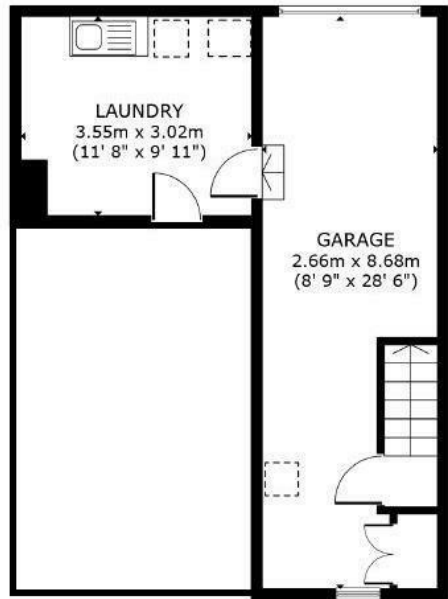
- CENTRAL ILKLEY TOWNHOUSE
 - 3 BEDROOMS
 - SET OVER 3 FLOORS
 - WELL PRESENTED
 - PRIVATE GARDENS
 - TANDEM GARAGE
 - SEPARATE UTILITY
- ADDITIONAL STORAGE
 - STUNNING VIEWS
 - EPC RATING D







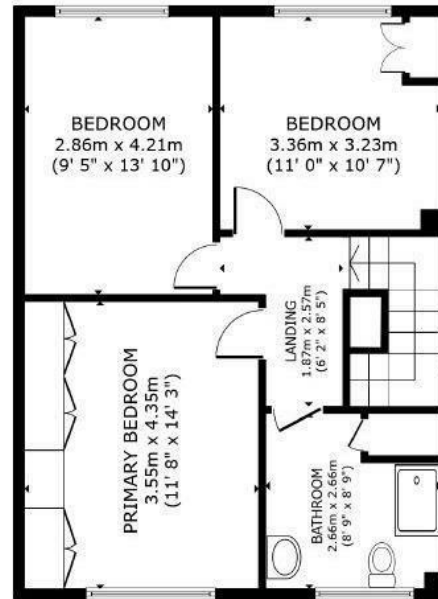




GROUND FLOOR

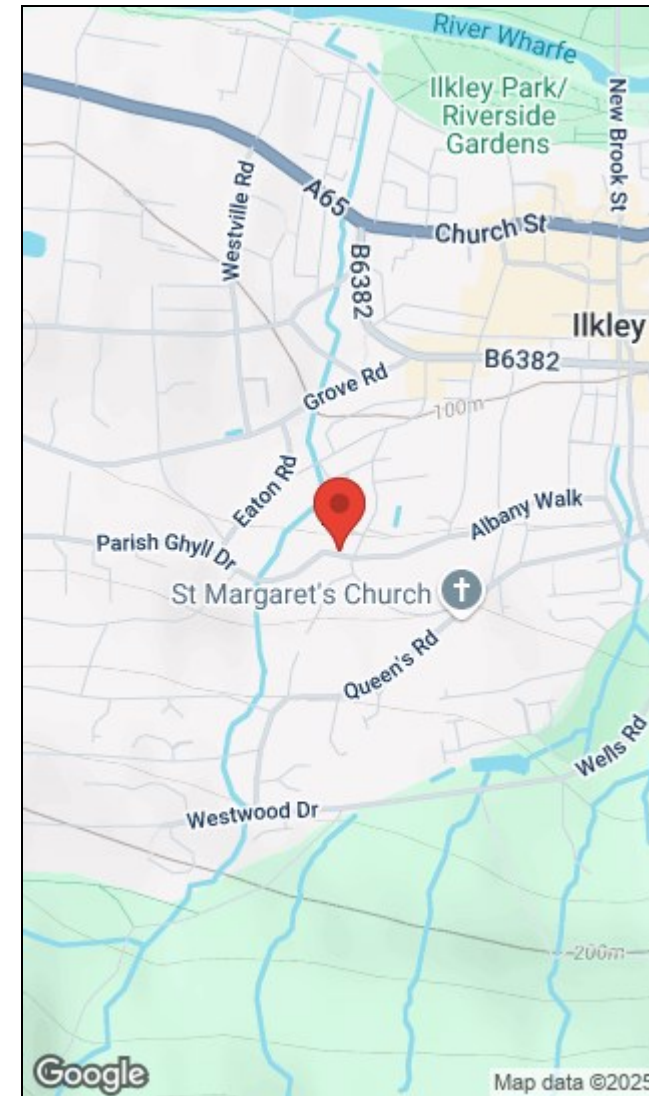


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
GROUND FLOOR 14.3 m² (154 sq.ft.) FLOOR 1 55.6 m² (598 sq.ft.) FLOOR 2 54.8 m² (589 sq.ft.)
EXCLUDED AREAS : GARAGE 19.8 m² (214 sq.ft.)
TOTAL : 124.6 m² (1,342 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(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.