



HUNTERS[®]
HERE TO GET *you* THERE

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Castle Gate, Ilkley, LS29

£265,000

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Centrally located just minutes from Ilkley's vibrant town centre, this ground floor two bedroom apartment is ideal for anyone looking to be within easy walking distance to local shops and amenities.

Recently decorated and re carpeted throughout, the apartment is a good size and benefits from a spacious entrance hallway, two double bedrooms, and lovely views towards the river from the living room and kitchen. Outside there is a single garage and shared parking. The property comes to market with no onward chain.

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



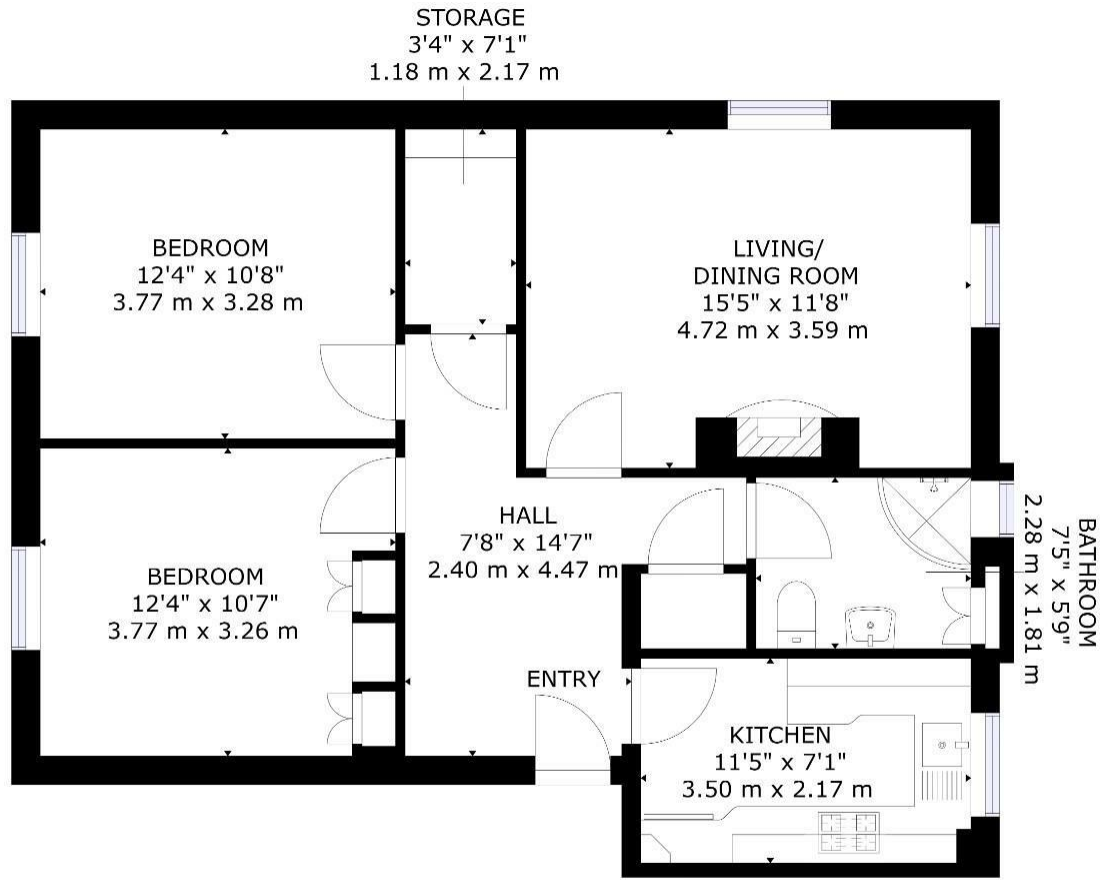
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KEY FEATURES

- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- RECENTLY DECORATED AND CARPETED
 - SINGLE GARAGE
 - CENTRALLY LOCATED
 - VIEWS TOWARDS THE RIVER
 - NO CHAIN
 - EPC RATING D







GROSS INTERNAL AREA
TOTAL: 861 sq.ft, 80 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

AGENTS NOTES

Tenure: Leasehold 999 years from 1st January 2010, the lease does not permit pets, the lease does not permit holiday letting. This year's annual service charge payment from 1st June 2025 to 30 May 2026 is £1,500.

Council Tax band D Bradford City Council

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 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.

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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