HUNTERS®
HERE TO GET you THERE
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Crossbeck Road, Ilkley, LS29

£235,000

Spacious First Floor Apartment • Two Bedrooms • Stunning Views Over Ilkley Moor to the Rear
This charming and well-proportioned first-floor apartment forms part of a handsome Victorian residence, offering delightful two-bedroom accommodation with captivating views across iconic Ilkley Moor. Enjoying a slightly elevated position, the property is within easy walking distance of Ilkley's vibrant town centre—home to elegant Victorian architecture, independent boutiques, acclaimed restaurants (including the famous Bettys Tea Rooms), cafes, bars, and excellent amenities.

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 I 01943 660002
otley@hunters.com I www.hunters.com

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KEY FEATURES

- FIRST FLOOR APARTMENT
- DINING AREA
- FITTED KITCHEN
- TWO BEDROOMS
- SHOWER ROOM
- VIEWS OVER ILKLEY MOOR TO REAR
- NO CHAIN
- EPC RATING C

DIRECTIONS
From the centre of Ilkley at the top of Brook Street, turn left onto Station Road. Immediately turn right into Wells Road and continue up the hill, turning left into Crossbeck Road. The property can be found on the right hand side after about 150 metres, and is identified by our Hunters FOR SALE board.

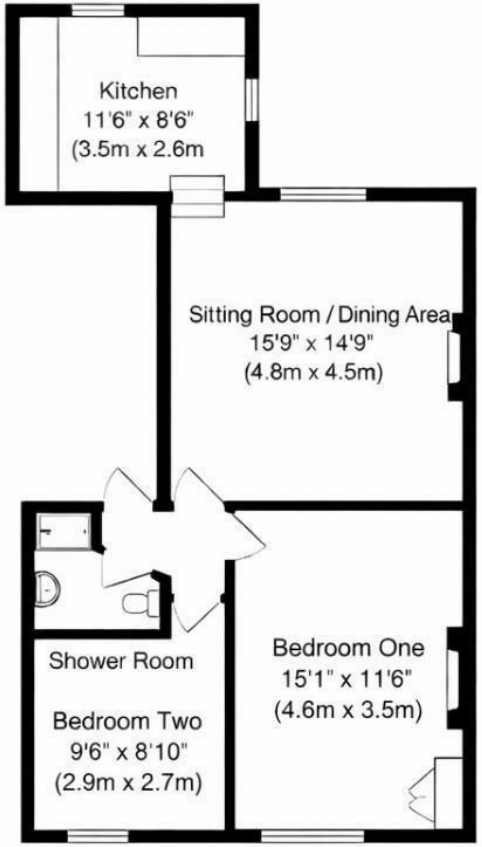
AGENTS NOTES
Tenure: Leasehold. We understand that the property is to be held on a 999 year lease at a peppercorn ground rent. A draft lease has been drawn up by the seller's solicitor and is subject to approval by the relevant buyer's solicitor, to be put in place by upon completion.

Council Tax Band B, Bradford City Council

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.

ADDITTIONAL INFORMATION
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.

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.



All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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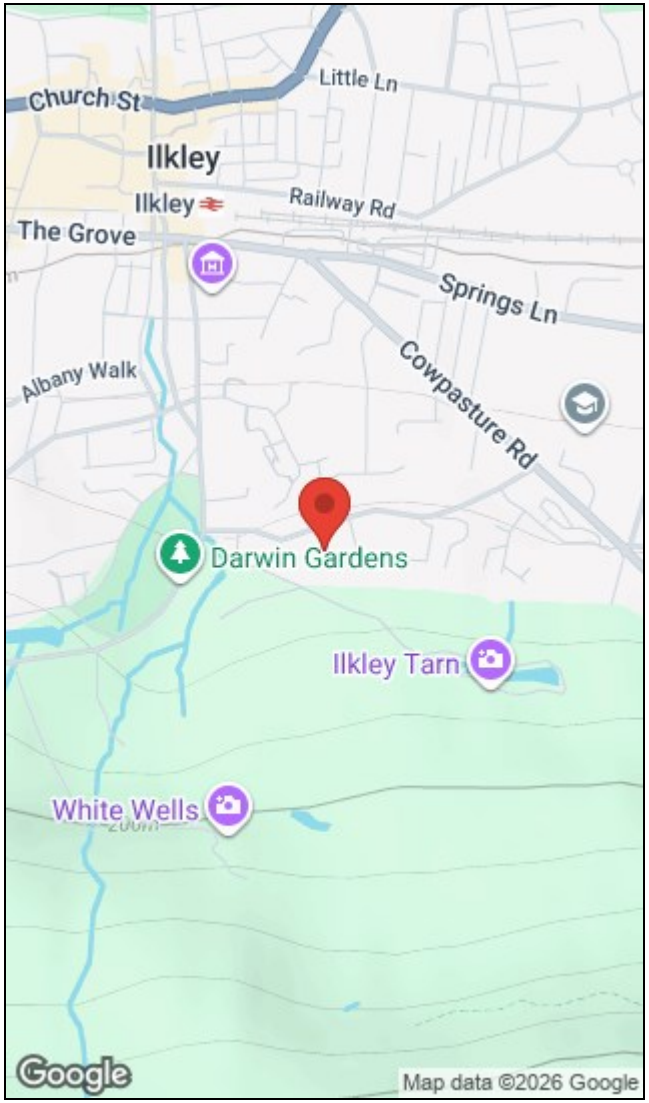

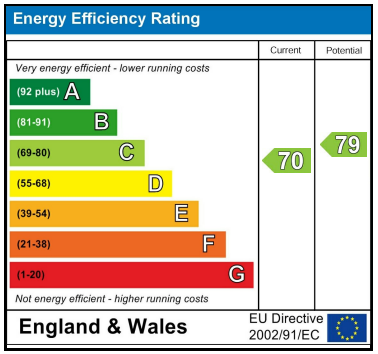

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