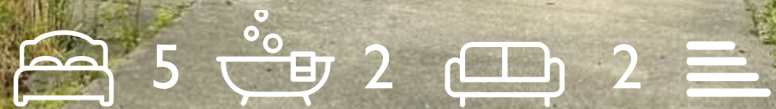




**HUNTERS®**

HERE TO GET *you* THERE





# Grange Estate, Ilkley, LS29

£550,000



The Withens is a charming five-bedroom semi-detached property with undeniable potential to create a beautiful, modern family home, tucked away on a quiet street – yet just minutes from local amenities. Downstairs, there are two generous reception rooms to the front of the property, a useful store cupboard in the hallway, and a large kitchen with an adjoining smaller, versatile room. There is also a separate utility room and a WC. Upstairs, there are four spacious double bedrooms, a recently renovated house bathroom, and a smaller fifth bedroom. Outside, the property boasts large gardens to both front and back, a driveway offering ample off-street parking, and a double garage to the rear. The garage also offers excellent potential as a workshop or home gym. Overall, this is a great opportunity for any buyer looking to buy and improve this lovely family home, which comes to the 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. It has excellent social and leisure facilities – including the playhouse, lido pools, and 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 excellent opportunities for countryside walks. Likewise, for the commuter, the town is ideal – with regular train services to both Leeds and Bradford. 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

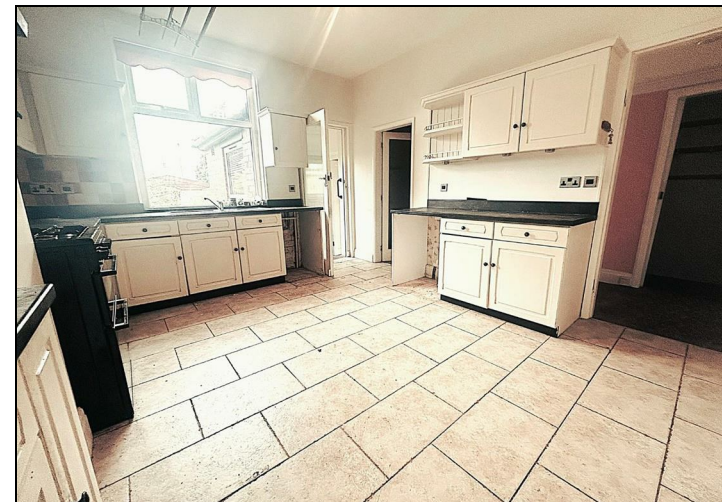


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## KEY FEATURES

- FIVE BEDROOMS
- SEMI DETACHED FAMILY HOME
- GARDENS FRONT AND BACK
- DRIVEWAY AND GARAGE
- IN NEED OF MODERNISATION
  - PEACEFUL LOCATION
  - NO ONWARD CHAIN
- CLOSE TO ILKLEY TOWN CENTRE
  - EPC RATING TO FOLLOW



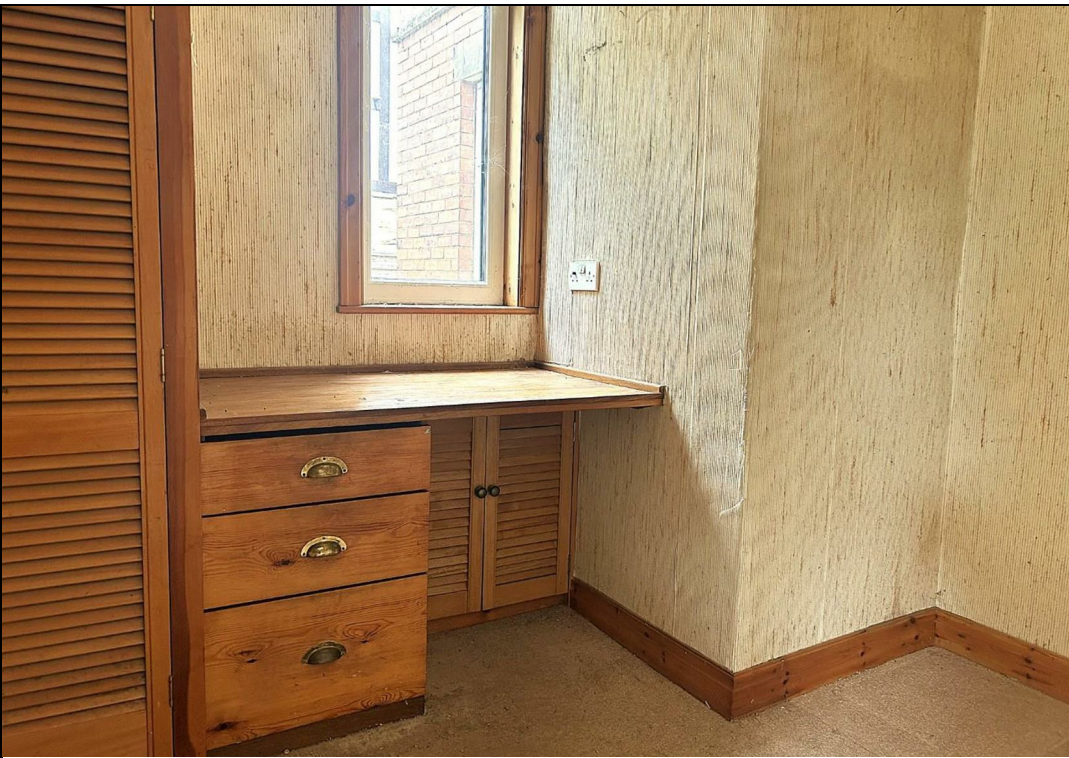












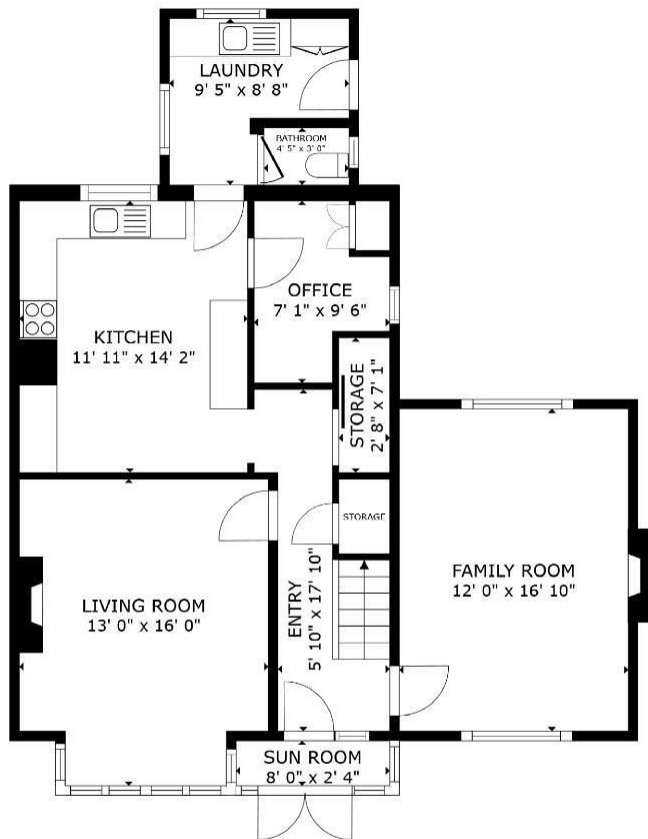












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GROSS INTERNAL AREA  
FLOOR 1 884 sq.ft. FLOOR 2 770 sq.ft.  
TOTAL : 1,654 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



#### DIRECTIONS

From the centre of Ilkley proceed along Leeds Road heading towards Ben Rhydding. Take a right hand turn onto Little Lane and proceed onto Valley Drive, continue along until you reach Grange Estate on the right, the property can be found on the right hand side of Grange Estate , clearly identified by the Hunters For Sale board.

The property is a short walk to Ben Rhydding train station and is surrounded by excellent primary and secondary schools.

#### AGENTS NOTES

Tenure: Freehold

Bradford City Council, Tax Band E

#### 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.

#### 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 more than 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.

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

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