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# Margerison Road, Ilkley, LS29 8QU

## By Auction £185,000



**\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £185,000\* BIDDING CLOSES 22 JULY 3PM\* FEES APPLY \* REGISTER YOUR INTEREST AT HUNTERS.COM SELECT AUCTIONS**

A two bedroom apartment set over 2 floors now in need of modernisation, boasting over 1950 sq ft this duplex apartment has so much space to offer. Located in Ben Rhydding in a much sought after residential area. Forming part of 4 properties in the converted building this property will now benefit from internal improvements throughout. High ceilings and good character has been retained in the property. There are communal gardens to the front and a single garage to the rear.

The owners have informed us that the freehold was bought in 2016 under the company name of High Clere Old House Ltd. This company is now dissolved, the freehold is currently held in 'bona vacantia'.

Ben Rhydding is situated to the south of the River Wharfe beneath the famous Cow and Calf Rocks. It has a delightful village feel and offers a number of local shops, post office, church, train station and the well regarded Ben Rhydding primary school. Ilkley town centre is located approximately one mile away and offers 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 the perfect location for countryside walks.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002  
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## KEY FEATURES

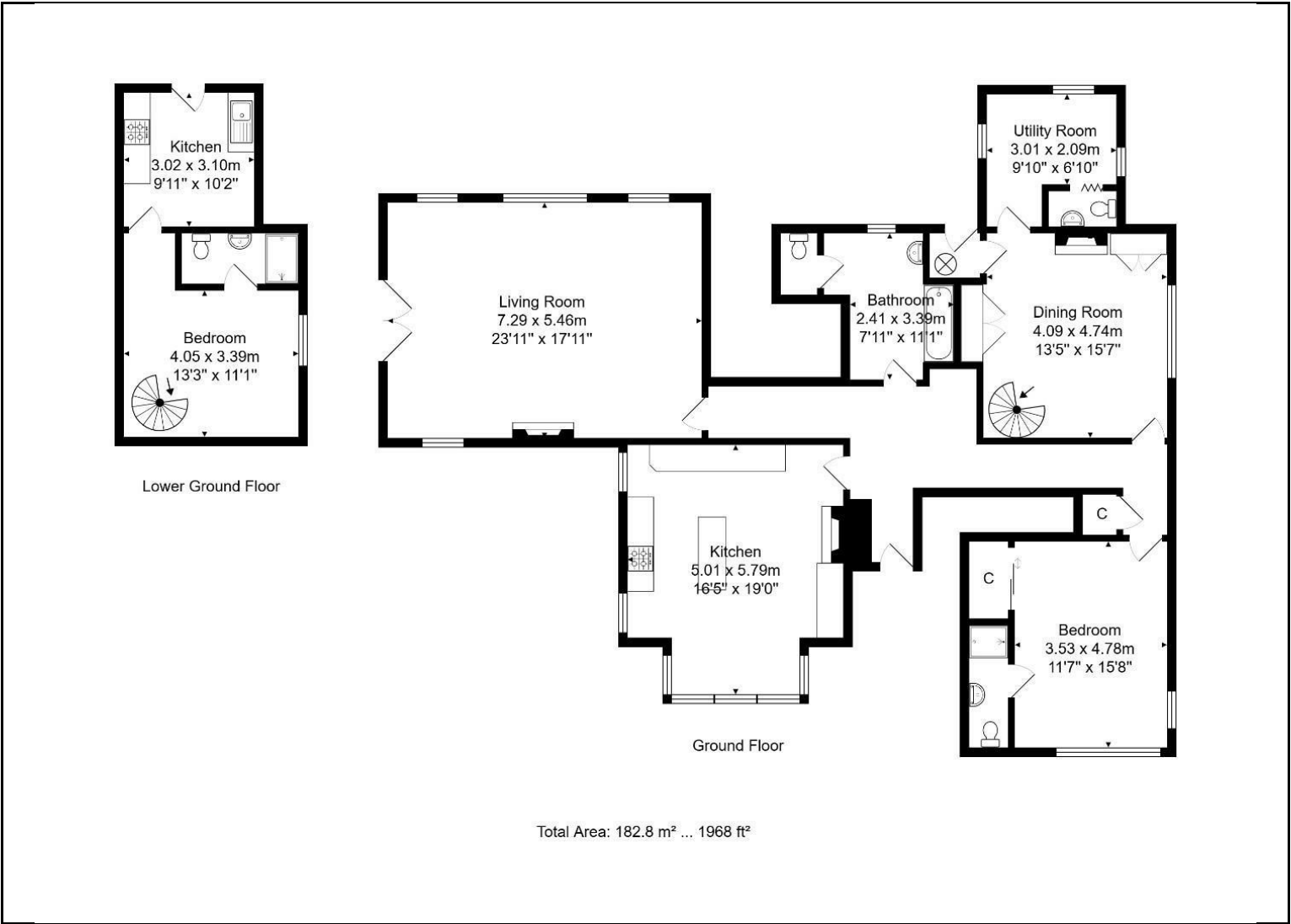
- TWO BEDROOM APARTMENT
  - SET OVER TWO FLOORS
    - OVER 1950 SQ FT
- IN NEED OF MODERNISATION
  - GARAGE
  - COMMUNAL GARDENS
  - HIGH CEILINGS
  - EPC RATING E











Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		75			
		48			
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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