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# Old Bridge Rise, Ilkley, LS29

£450,000



SITUATED IN AN EXCELLENT TUCKED AWAY LOCATION AND YET WITHIN A FEW MINUTES' WALK OF LOCAL PRIMARY SCHOOLS, THE RIVERSIDE PARK AND ILKLEY TOWN CENTRE, THIS PROPERTY COULD NOT BE BETTER PLACED FOR A QUIET AND YET CONVENIENT FAMILY HOME.

Ideally suited to a variety of applicants from families to couples, owing to its great location, this smartly presented 3 bedroom townhouse offers spacious accommodation over three floors, briefly comprising an entrance hall with cloakroom, sitting room with sun room off, dining kitchen, three double bedrooms and a stylish house bathroom. Externally there is an enclosed south facing garden, together with a garage having light and power and off street parking.

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.

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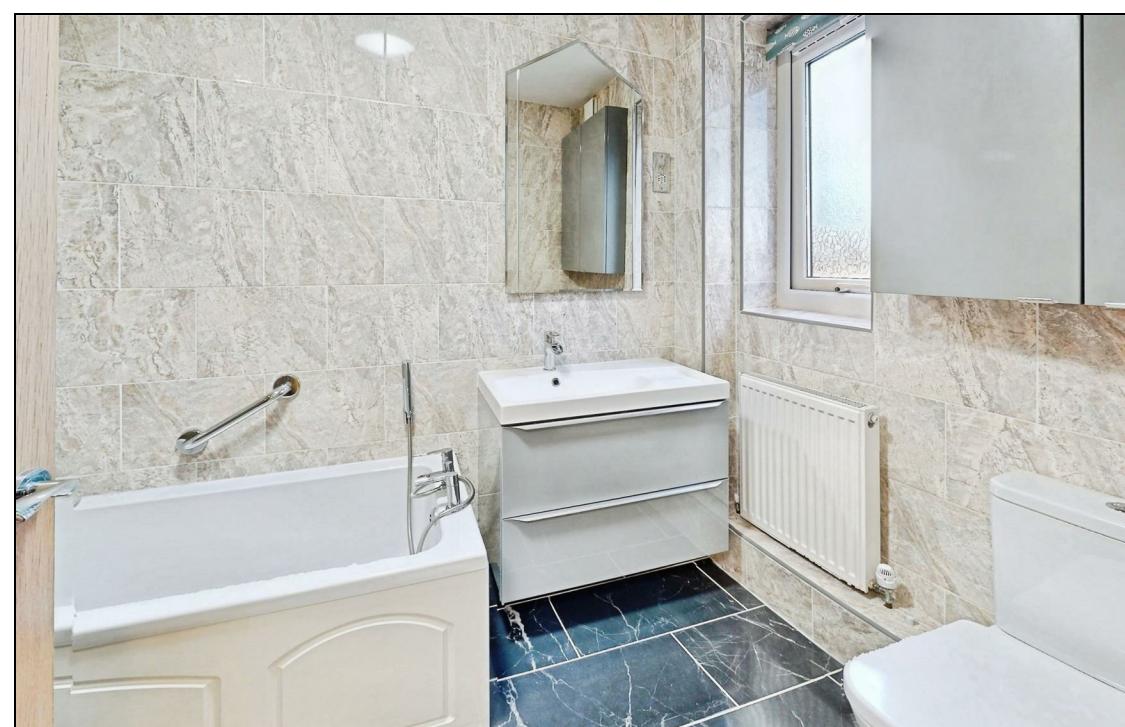
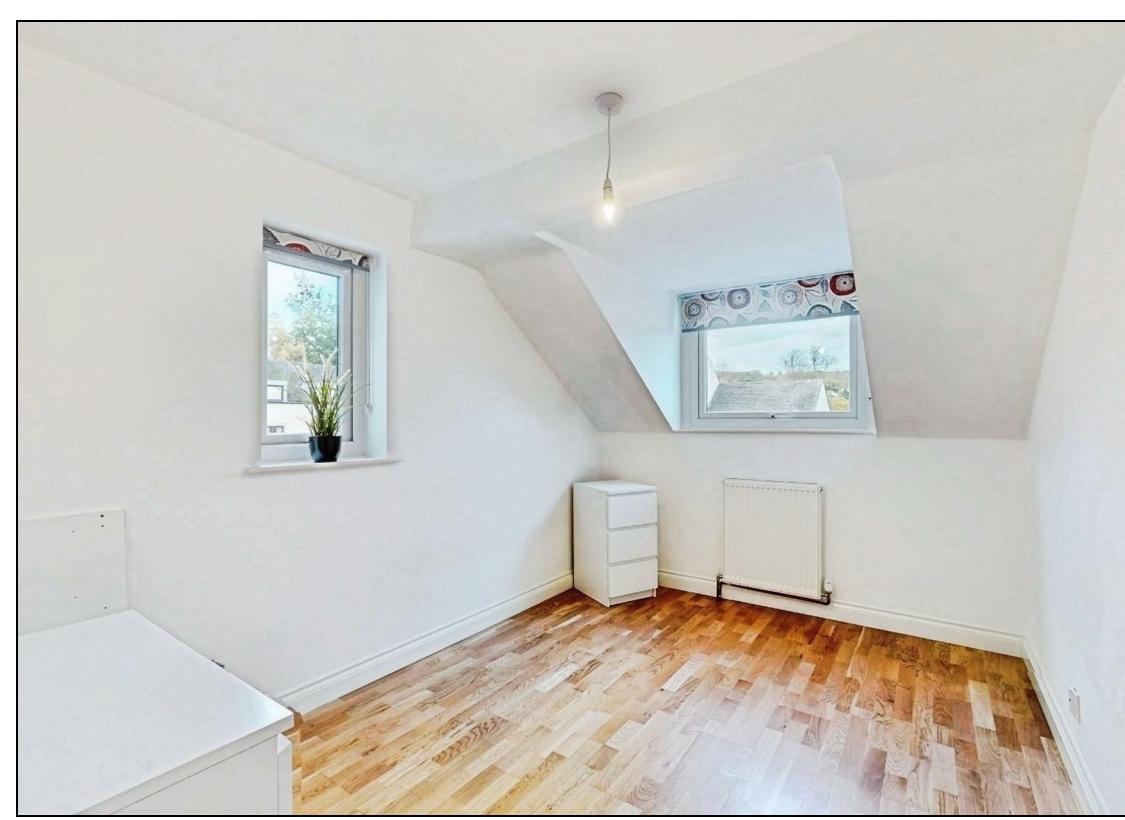
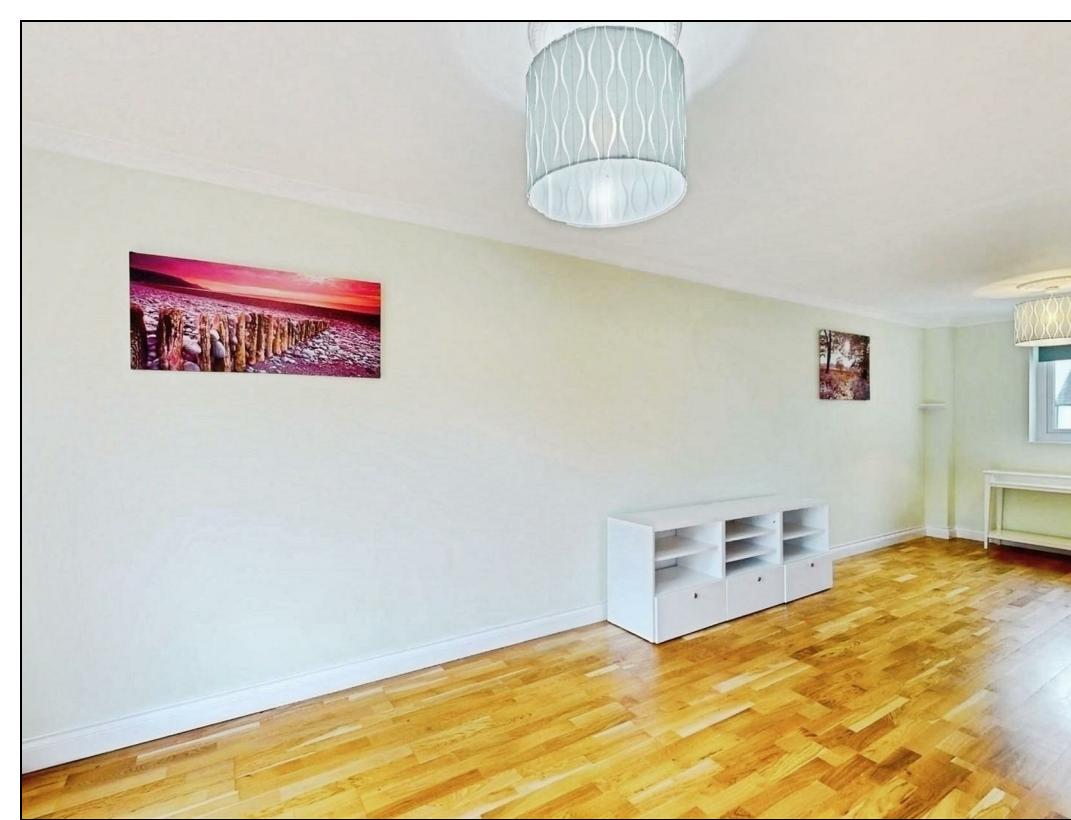


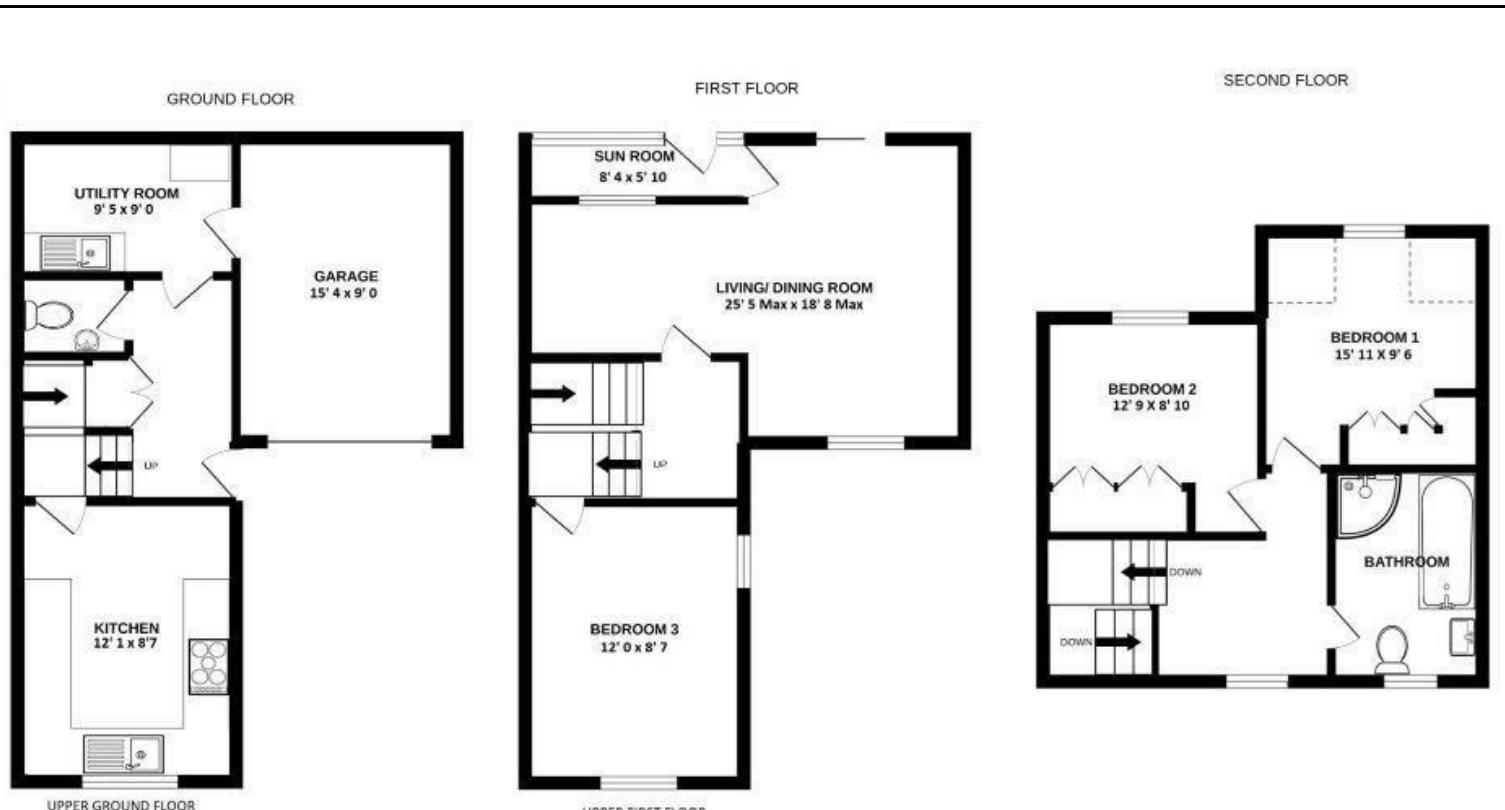
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## KEY FEATURES

- NO CHAIN
- THREE BEDROOM TOWNHOUSE
- SET OVER THREE FLOORS
- SOUTH FACING REAR GARDEN
- CLOSE TO ILKLEY TOWN CENTRE
- PARKING WITH GARAGE AND DRIVEWAY
- EPC RATING D
- COUNCIL TAX BAND E
- 3D WALKTHROUGH



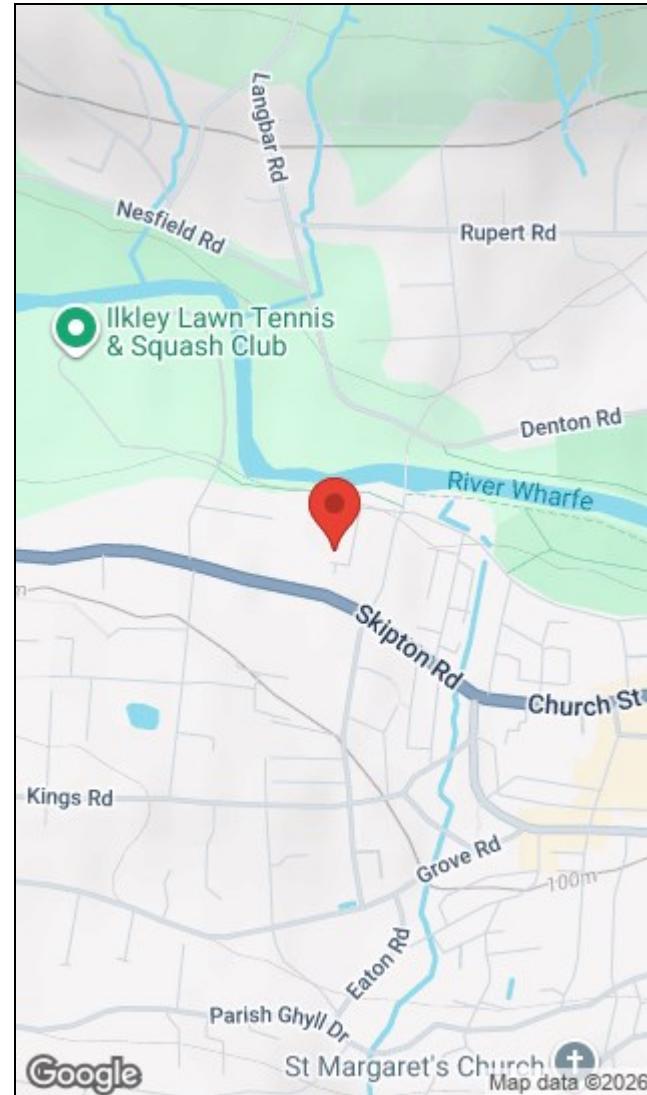




## 23 ROWAN COURT, OLD BRIDGE RISE

Approximate gross internal floor area - 127 sqm / 1367 sq ft

This plan is for reference only and is in accordance with PMA guidelines. It is not to scale and all measurements are approximate. Fixtures and fittings are for illustrative purposes only and do not form part of a contract.  
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Google

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