



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Little Lane, Ilkley

£309,950

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A three bedroom stone built terraced property ideally located close to Ilkley town centre. The property has been cared for to create a contemporary home with stylish fixtures and fittings, yet retaining character features. Entrance porch leads to the living room with kitchen at the rear, utility room located just off and access to the rear yard . To the first floor there are two bedrooms and a modern bathroom, a double bedroom on the second floor with stunning views of Ilkley Moor to the front aspect. Externally the property benefits from an enclosed patio to the front, a courtyard and outbuildings to the rear. Offered to the market with no onwads chain, viewing is highly recommended to appreciate this immaculately presented property.

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 cinema, 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



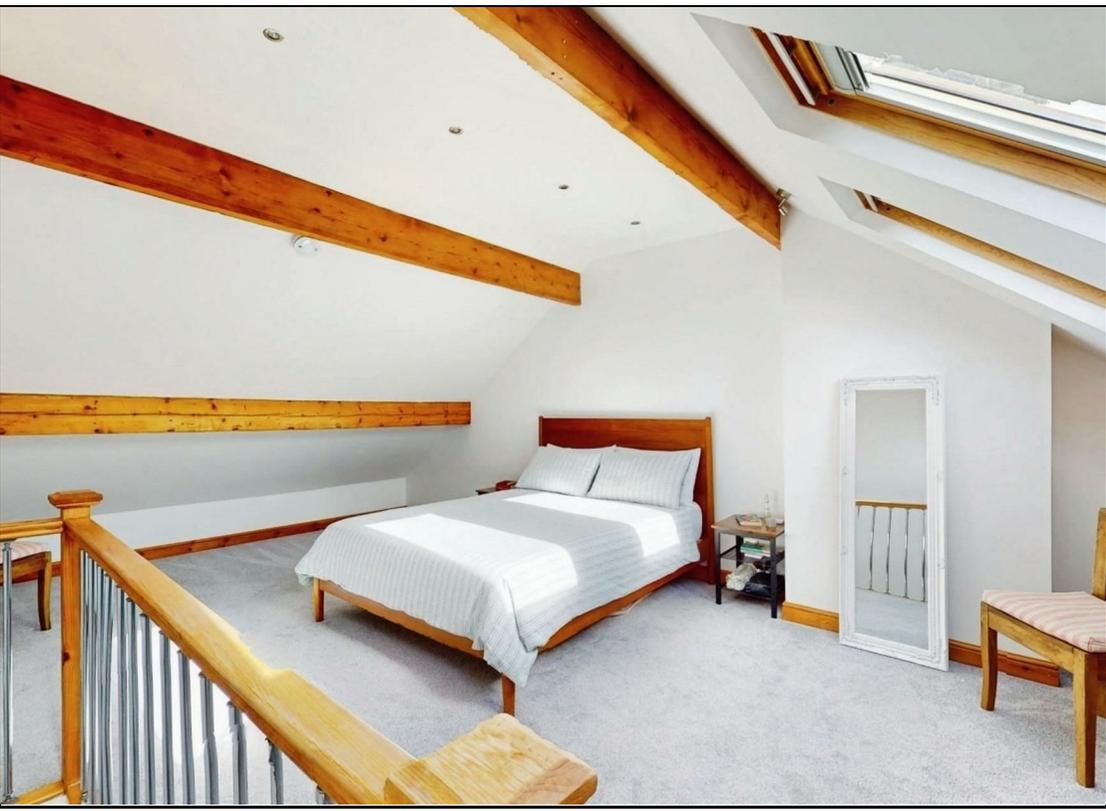
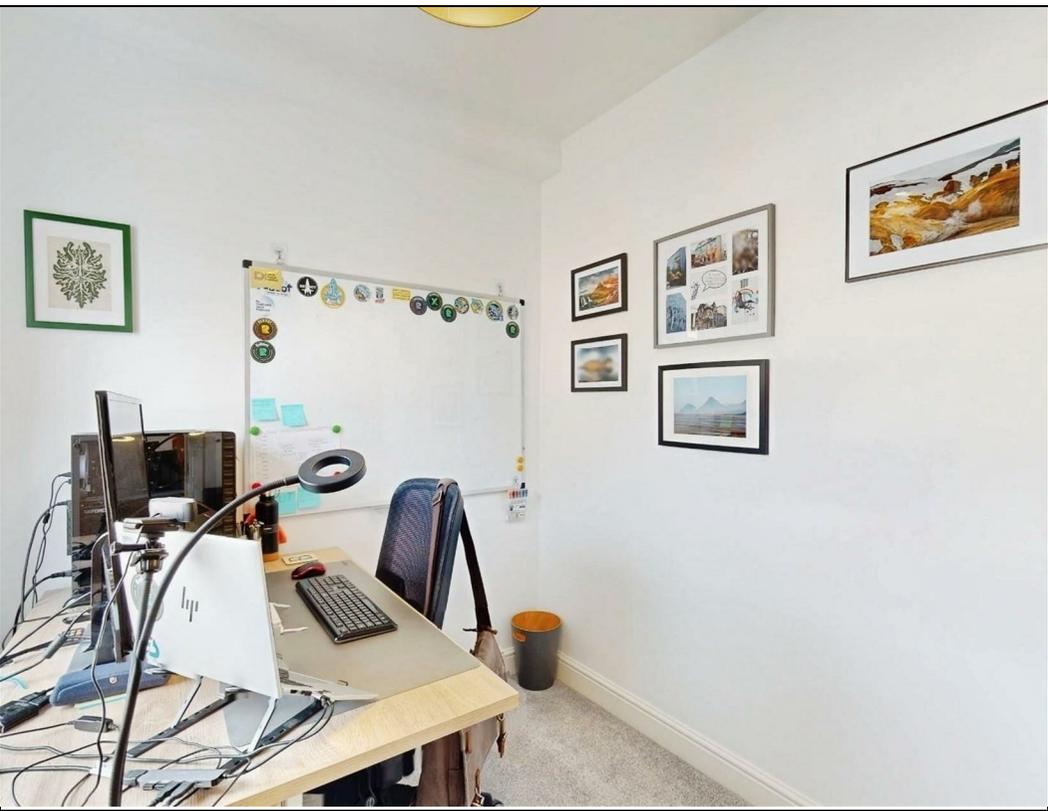
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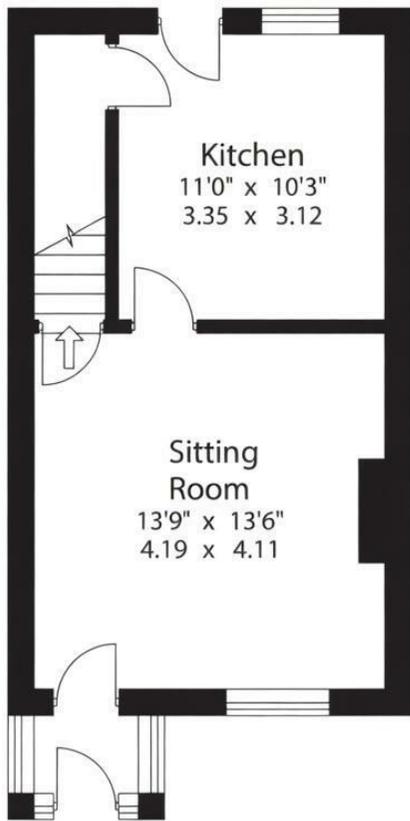
## KEY FEATURES

- 3 bedrooms
- Modern bathroom
- Cosy living room
- Front and rear yard
- Charming Ilkley location
- Close to local schools
- Viewing highly recommended
  - EPC rating D
  - 3D walkthrough tour

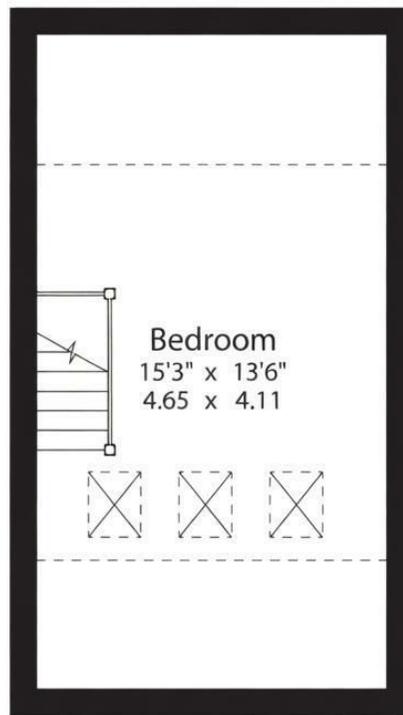




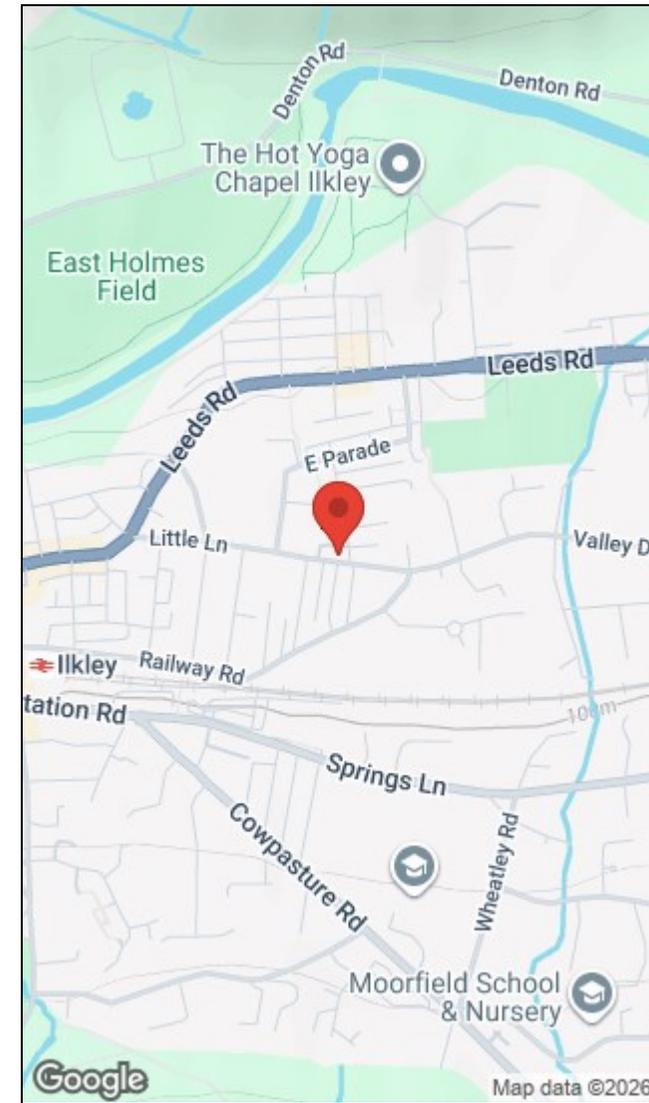




First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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