



HUNTERS[®]
HERE TO GET *you* THERE



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Crossbeck Road, Ilkley, LS29

£250,000



This is a project that can add value by creating a two-bedroom apartment with a separate two-storey annexe to the rear.

Set at the foot of Ilkley Moor the property is set over 3 floors and is now needed a full refurbishment with so much potential this really is a must see.

Plans have been drawn up with council approval for conversion to form a self-contained, 2 ensuite bedroomed apartment, with a living room, a large dining kitchen, with a separate two-storey annexe. The approved plans allow for this annex to be used for independent living.

The property is close to the centre of Ilkley with all the benefits such as the shops, bars, and restaurants as well as a very easy commute to Leeds.

The property backs onto the famous Ilkley Moor with direct access onto the moor via a shared garden. Ideal for walking or cycling enthusiasts and/or pet owners. There is also dedicated off-street parking for one car to the rear of the property and to the front of the property there is a freehold garden available by separate negotiation.

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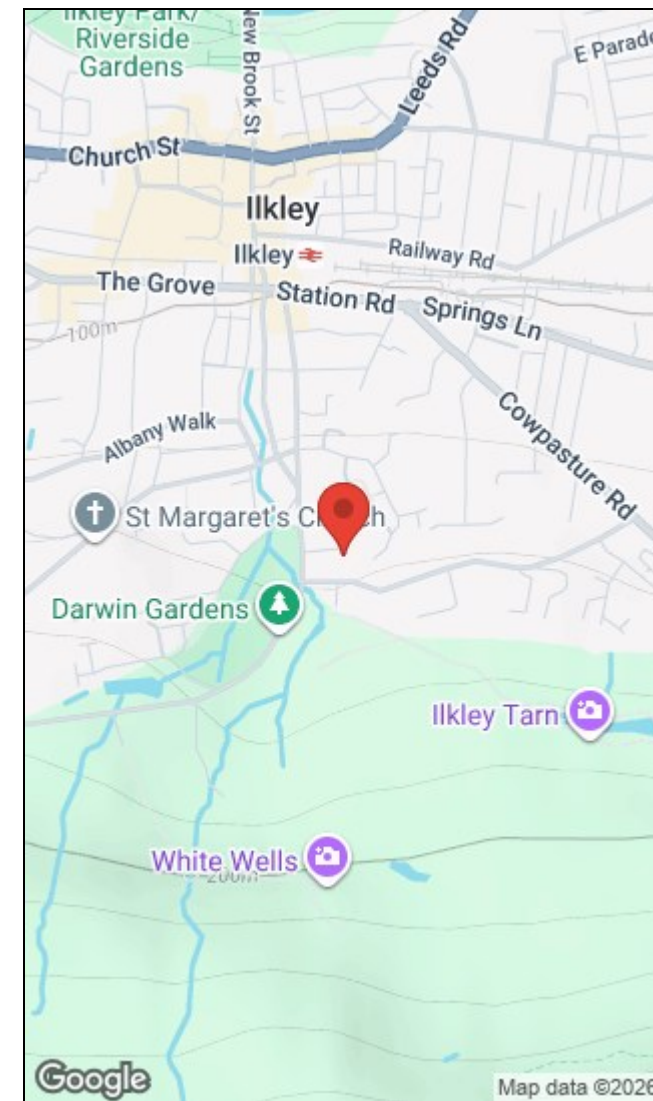
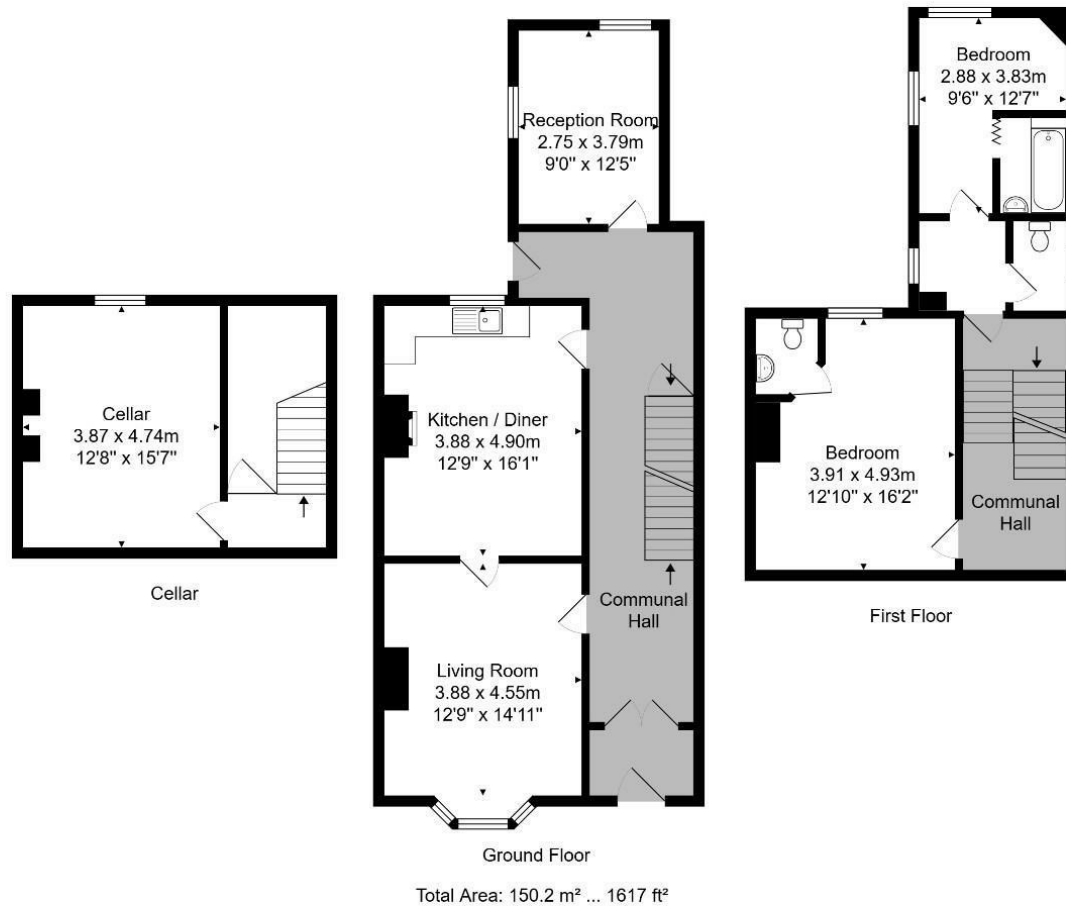


KEY FEATURES

- REQUIRES REFURBISHMENT
 - CHAIN FREE
- 3 BEDROOM WITH ANNEXE
- POTENTIAL INCOME GENERATOR
 - PLANS PASSED TO CONVERT
 - PARKING TO THE REAR
- USE OF COMMUNAL GARDEN
- BACKS ONTO ILKLEY MOOR
- SOUGHT AFTER LOCATION
 - EPC TO FOLLOW







Energy Efficiency 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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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