



HUNTERS[®]
HERE TO GET *you* THERE



Old Bridge Rise, Ilkley

£250,000



A fantastic opportunity to purchase this thoughtfully modernised and remodelled two bedroom first floor apartment within a very popular development close to the centre of Ilkley and all its amenities. As well as being finished to a high specification, the apartment boasts great views towards the River Wharfe and beyond. The accommodation, consists of an open plan kitchen/dining/living area, two double bedrooms and a shower room. In the kitchen there is a utility cupboard with plumbing and electrics for a washing machine and tumble dryer. The apartment comes to 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, 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.

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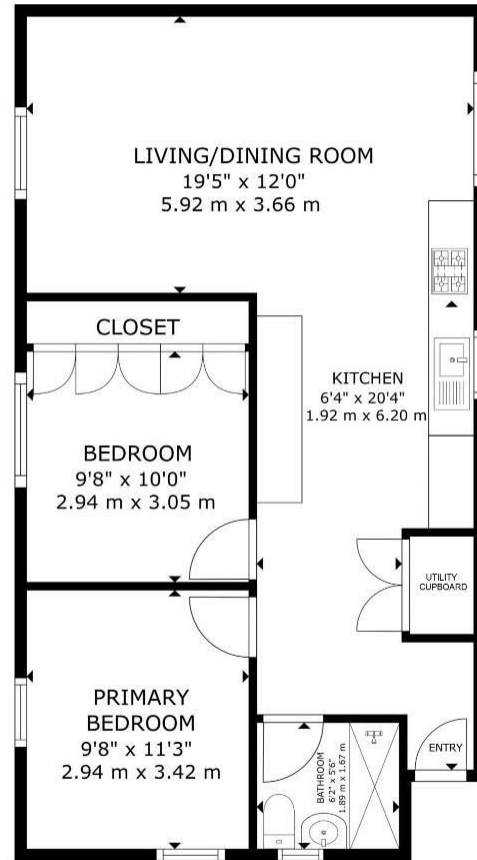
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KEY FEATURES

- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- RECENTLY REMODELLED AND MODERNISED THROUGHOUT
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
 - FABULOUS FAR REACHING VIEWS
 - CLOSE TO ILKLEY TOWN CENTRE
- UTILITY CUPBOARD WITH PLUMBING & ELECTRICS
 - EPC RATING C
 - NO ONWARD CHAIN

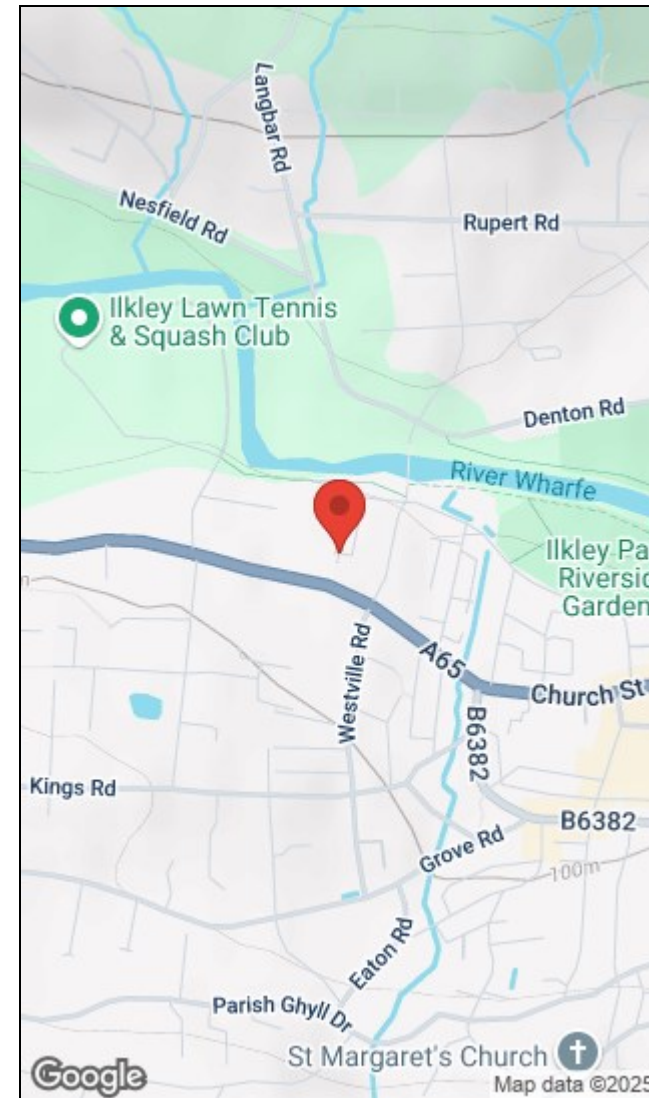






FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 690 sq. ft, 64 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	78	81			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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