

# HUNTERS®

HERE TO GET *you* THERE



**Crossbeck Road**  
Ilkley, LS29 9JP

Offers Over £150,000



Council Tax: C



# 1 Alexandra Villas Crossbeck Road

Ilkley, LS29 9JP

Offers Over £150,000



## DIRECTIONS

From our Hunters Ilkley office in Crescent Court, turn left onto Brook Street and at the end of the road turn left onto Station Road. Immediately turn right into Wells Road and continue up the hill, turning left into Crossbeck Road. Alexandra Villas is located to the rear of Troutbeck Nursing Home which can be found on the right hand side after almost a quarter of a mile.

## AGENTS NOTES

Tenure: Leasehold. We are informed by our client that the property is held on a 125 year lease from 13th August 2007. The current annual service charge is £3,524.22 and there is a ground rent of £100 per annum. Please note that the annual service charge includes the gas, electricity and water bills, plus the buildings insurance and maintenance.

Council Tax Band C, Bradford City Council

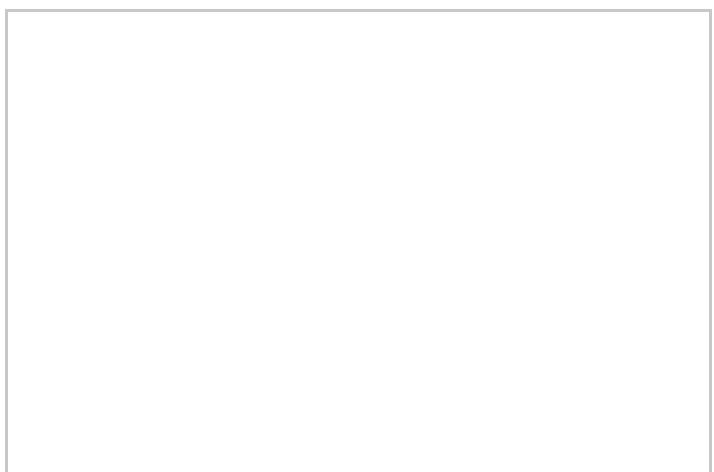
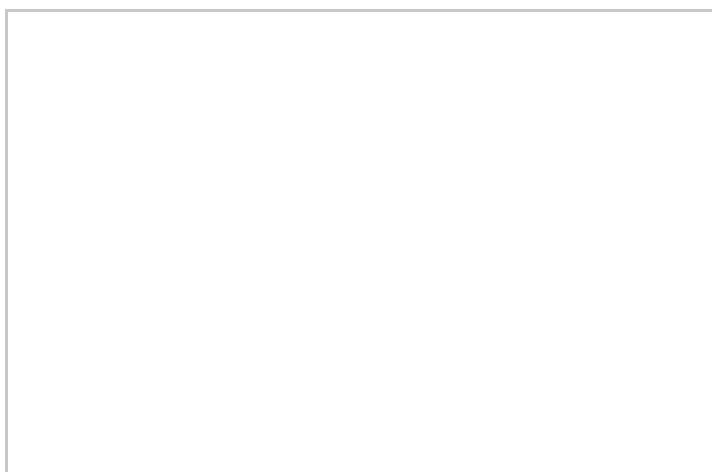
## ADDITIONAL SERVICES

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract.

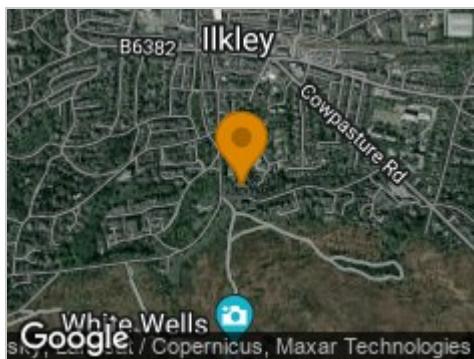
We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



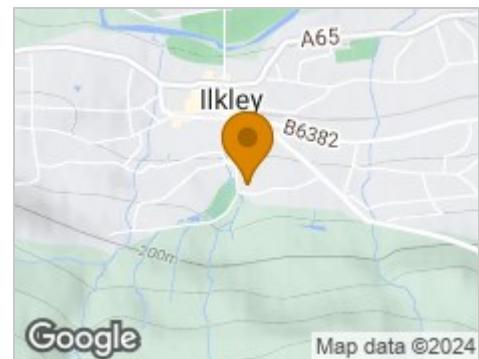
## Road Map



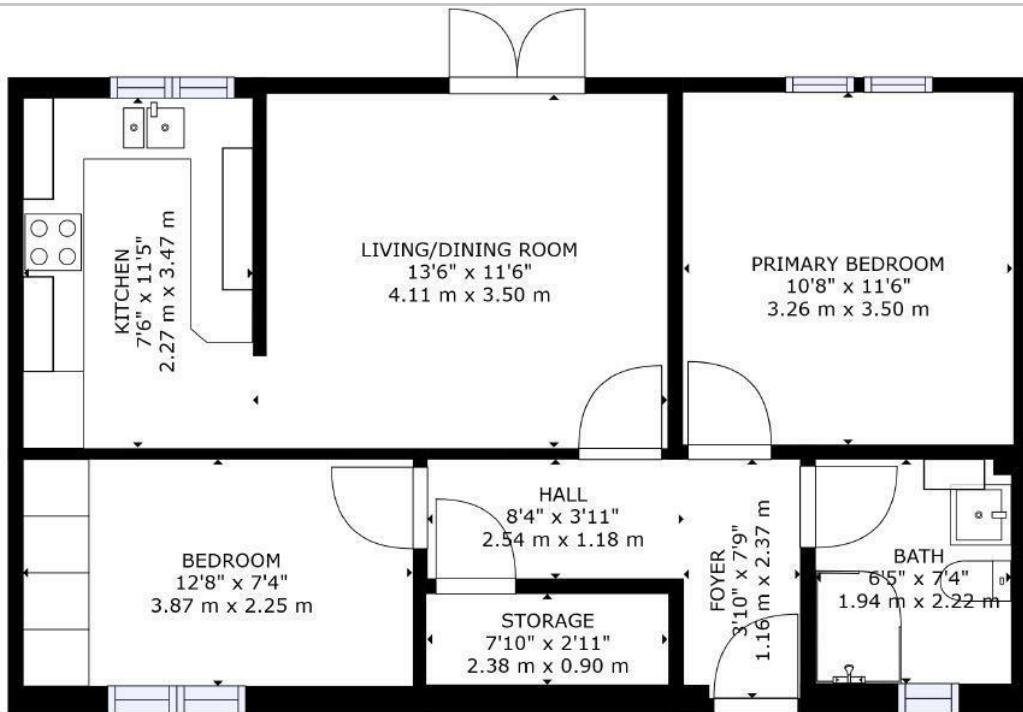
## Hybrid Map



## Terrain Map



## Floor Plan



FLOOR 1

GROSS INTERNAL AREA

FLOOR 1: 622 sq. ft, 58 m<sup>2</sup>

TOTAL: 622 sq. ft, 58 m<sup>2</sup>

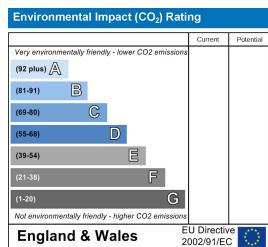
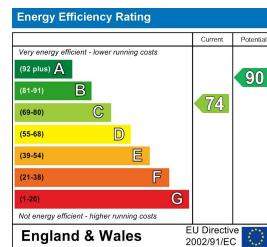
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 **Matterport**

## Viewing

Please contact our Hunters Otley & Ilkley Office on 01943 660002 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.