



HUNTERS®
HERE TO GET *you* THERE



Skipton Road, Ilkley, LS29

£150,000



Situated in Ilkley town centre with its mixture of shops, cafes and restaurants, The Lawns is a well regarded and well managed development of retirement flats built during the early 90's. This well appointed one bedroom apartment, having an allocated parking space, is on the first floor of The Lawns, which offers excellent communal facilities including an inviting residents lounge, well maintained communal gardens and guest rooms which are available for family visitors.

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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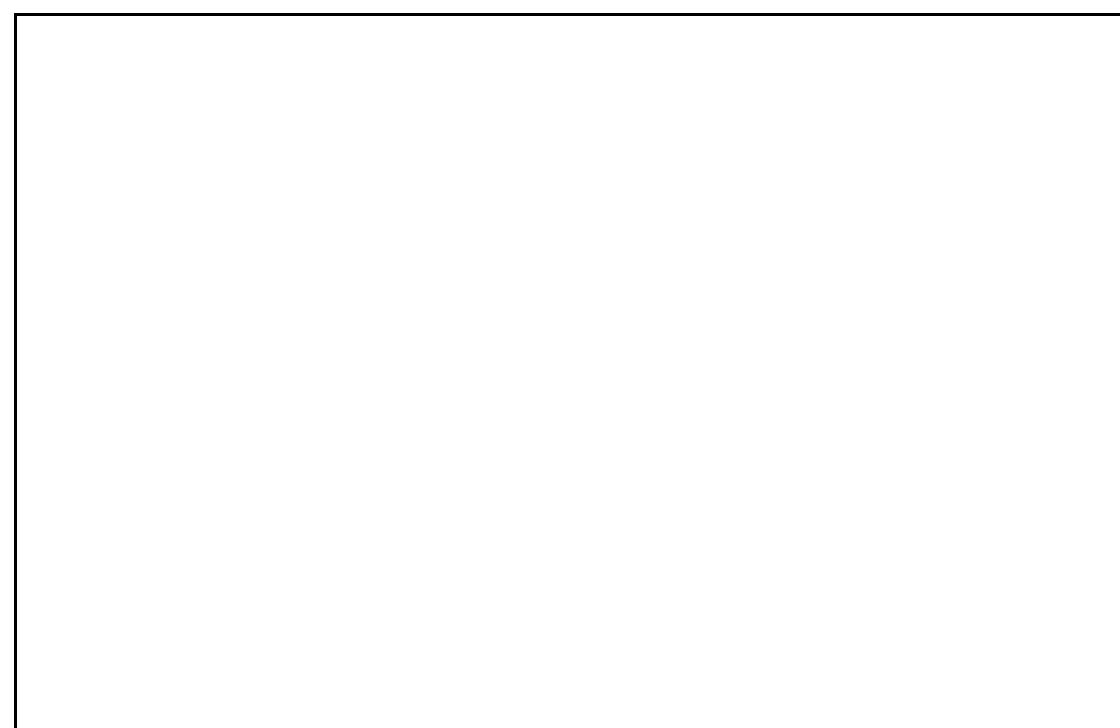
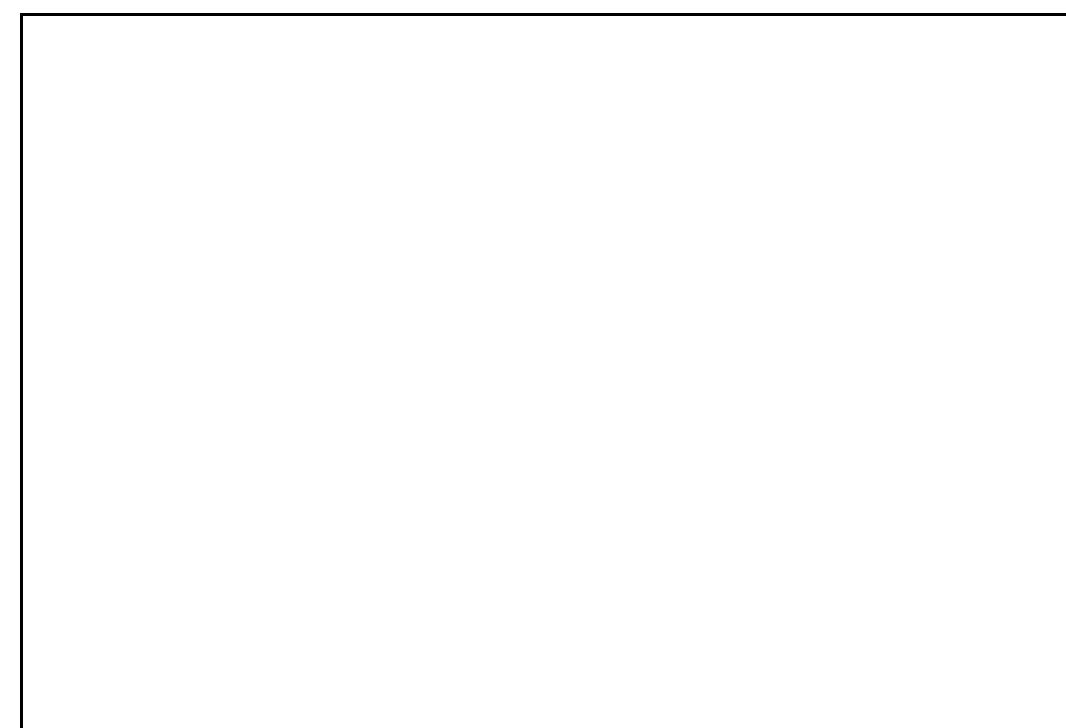
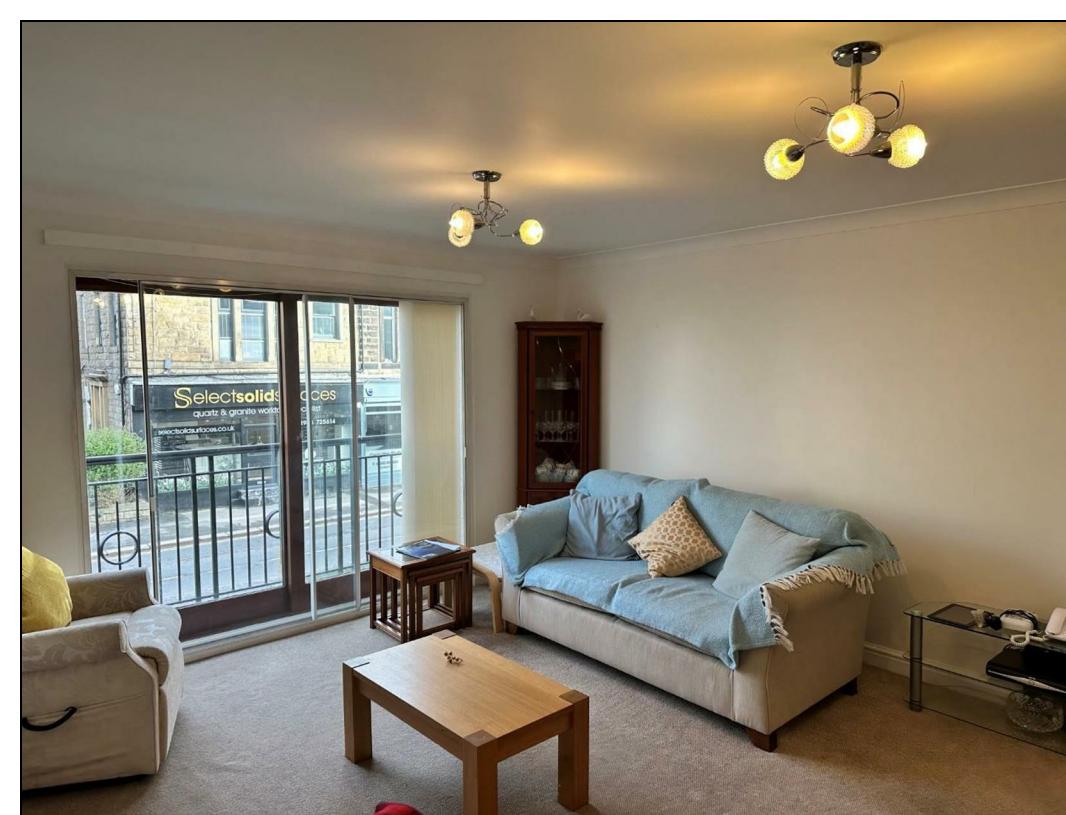


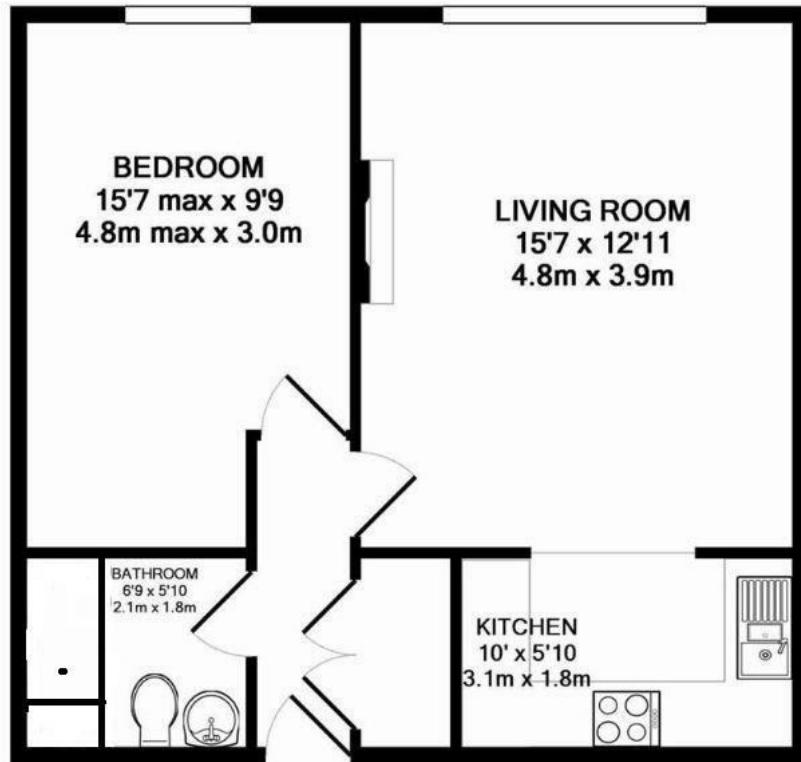
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KEY FEATURES

- CHAIN FREE
- ONE BEDROOM APARTMENT
- FIRST FLOOR
- LIFT ACCESS
- PARKING SPACE
- CENTRAL ILKLEY LOCATION
- GUEST BEDROOM AVAILABLE
- EPC RATING B



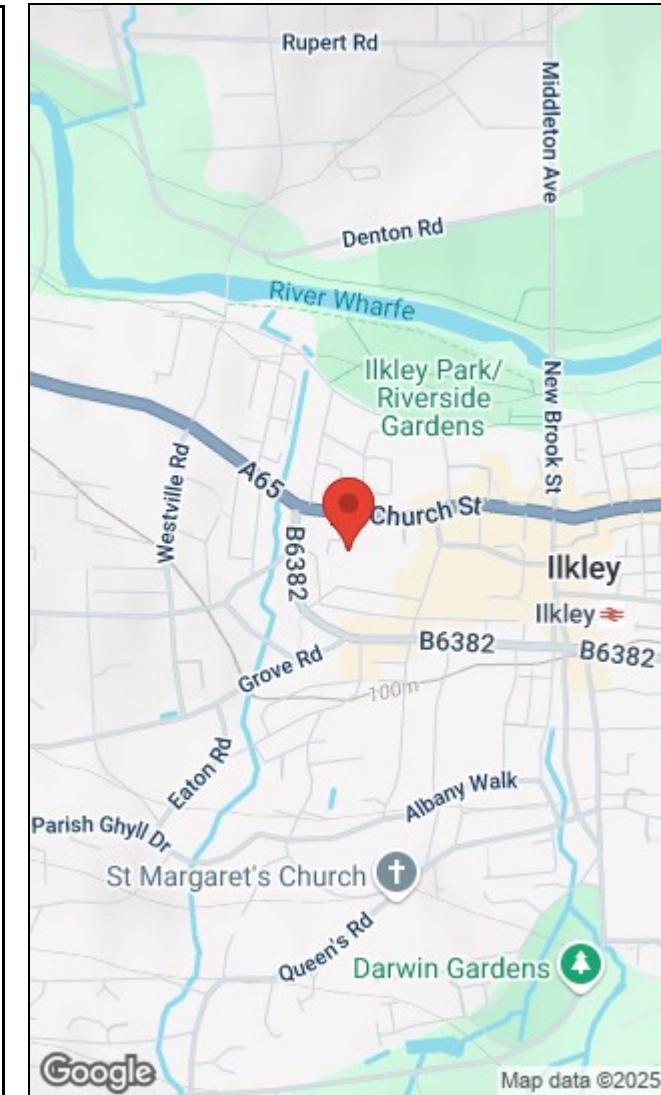




TOTAL APPROX. FLOOR AREA 488 SQ.FT. (45.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	85
(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	

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