



**HUNTERS**<sup>®</sup>

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# Crossbeck Road, Ilkley, LS29 9JN

## £410,000



This charming flat conversion sits in an elevated position spanning across two through-terraced Victorian houses, The flat has stunning views over Ilkley and the far reaching Wharfe Valley to the front with panoramic views of Ilkley Moor to the rear.

This delightful property offers a perfect blend of modern living with a classic character, making it an ideal choice for those seeking a comfortable home in a much sought-after area.

The flat features two spacious reception rooms, providing ample space for relaxation and entertaining. These large, versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or stylish dining area. The two well-proportioned bedrooms offer a peaceful retreat, ensuring restful nights and a tranquil atmosphere with amazing views.

There is room for upgrading in some areas and plans have been drawn up under permitted development for conversion to a large dining kitchen and an ensuite bathroom to the master bedroom if desired.

The property includes a large bathroom with a shower, freestanding bath, toilet and bidet.

The flat backs onto the famous Ilkley Moor with direct access onto the moor via a shared garden. There is also dedicated off-street parking for one car to the rear of the property.

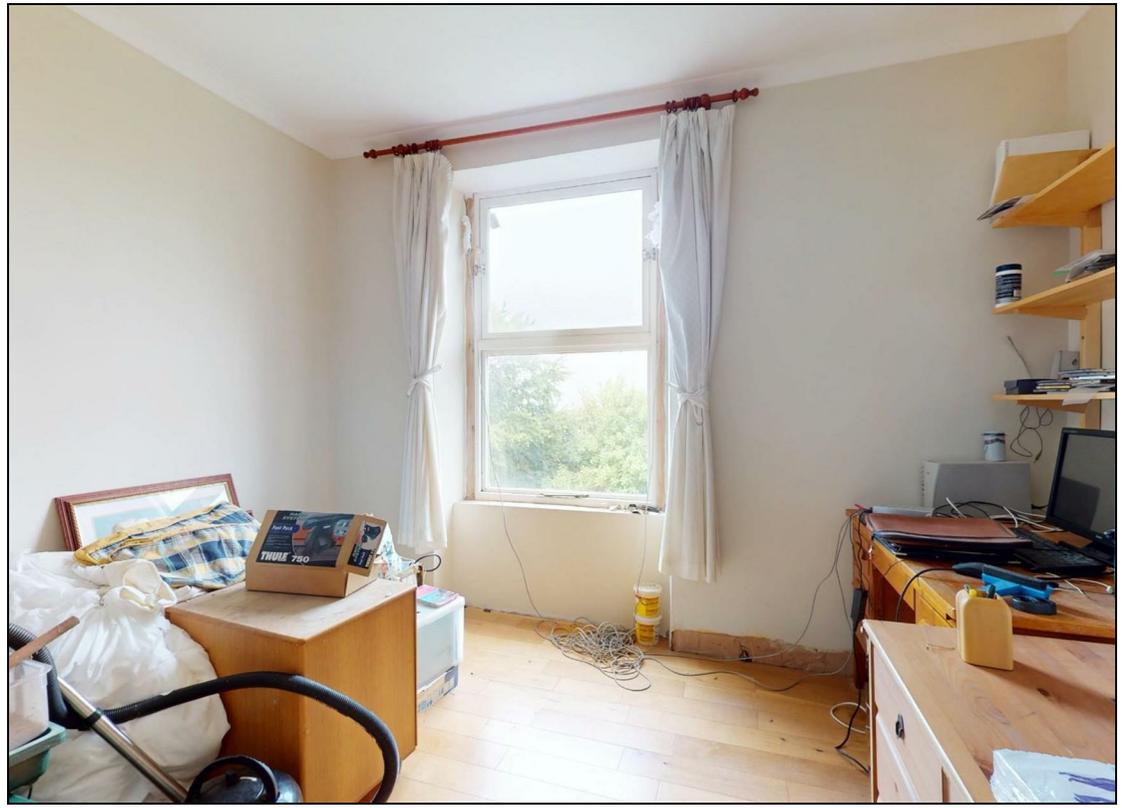
You will enjoy the benefits of Ilkley's vibrant community, with an array of local shops, cafes, bars, and restaurants just a short distance away. The stunning surrounding countryside and direct moorland access offers numerous opportunities for outdoor activities, including walking and cycling, making it a perfect spot for nature enthusiasts.

The property presents an excellent opportunity for those looking to embrace a relaxed lifestyle in a beautiful setting. With its appealing features and prime location, this property is not to be missed.

## KEY FEATURES

- Two reception rooms
- Two spacious bedrooms
  - House bathroom
- Flat - conversion style
  - Stunning views
- Close to local amenities
- Near public transport links
  - Approved planning
- Situated at the foot of Ilkley Moor
- Parking and communal garden



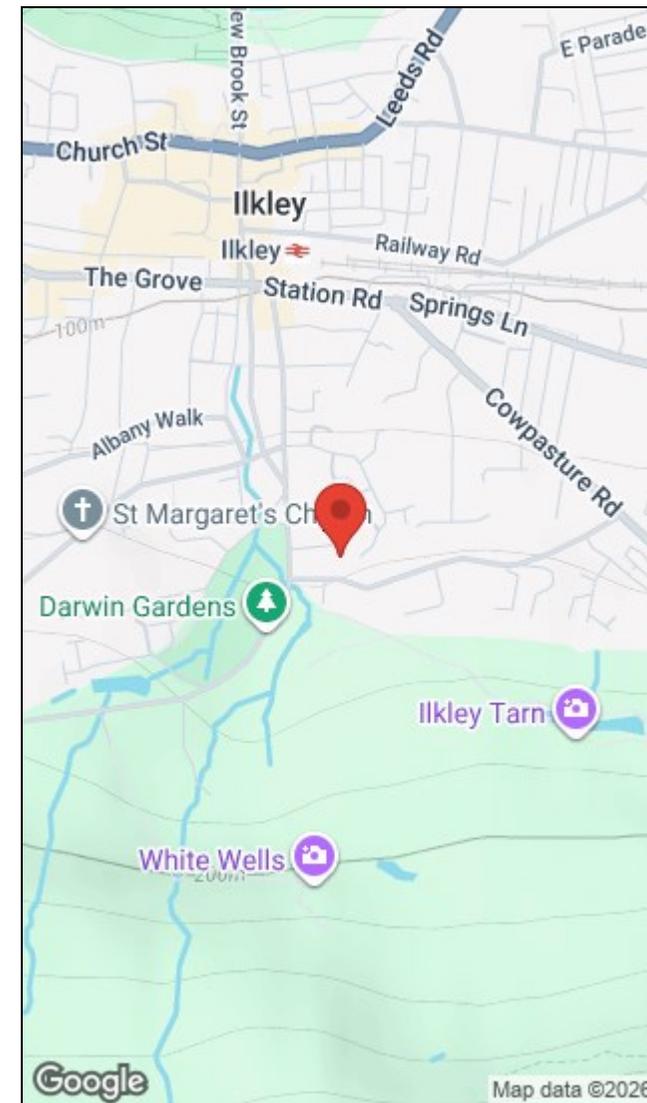






FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 103.7 m<sup>2</sup> (1,116 sq.ft.)  
 TOTAL : 103.7 m<sup>2</sup> (1,116 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	83
(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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