



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

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# Bolton Bridge Road, Ilkley, LS29

£475,000

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This attractive and well proportioned end terrace property built and completed in 2008 to a high finish, is located in the sought-after town of Ilkley. This stylish townhouse on Bolton Bridge Road combines generous space with everyday convenience, offering an impressive 1,739 sq ft of accommodation set over four floors. It features three well-proportioned double bedrooms plus a single fourth bedroom or study, perfect for family living or hosting guests in comfort. At the heart of the home lies a bright and versatile open-plan living, dining, and family kitchen, an ideal setting for both relaxed daily life and entertaining. In addition, on the first floor there is a spacious, light & airy lounge. To the outside, there is a low maintenance front garden and parking for two cars. Just a short walk from Ilkley's vibrant town centre, you'll have a wealth of shops, cafés, and local amenities right on your doorstep.

A superb family home, just a moments walk from The Grove in Ilkley. Viewing is highly recommended.

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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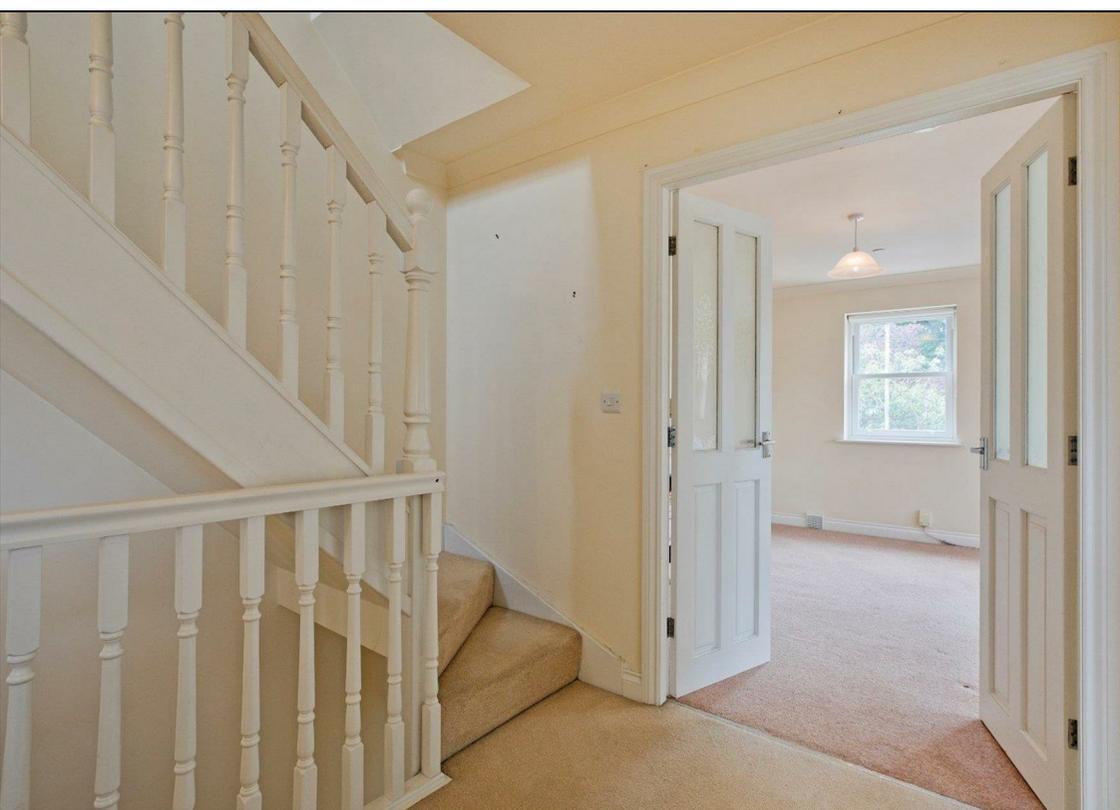
## KEY FEATURES

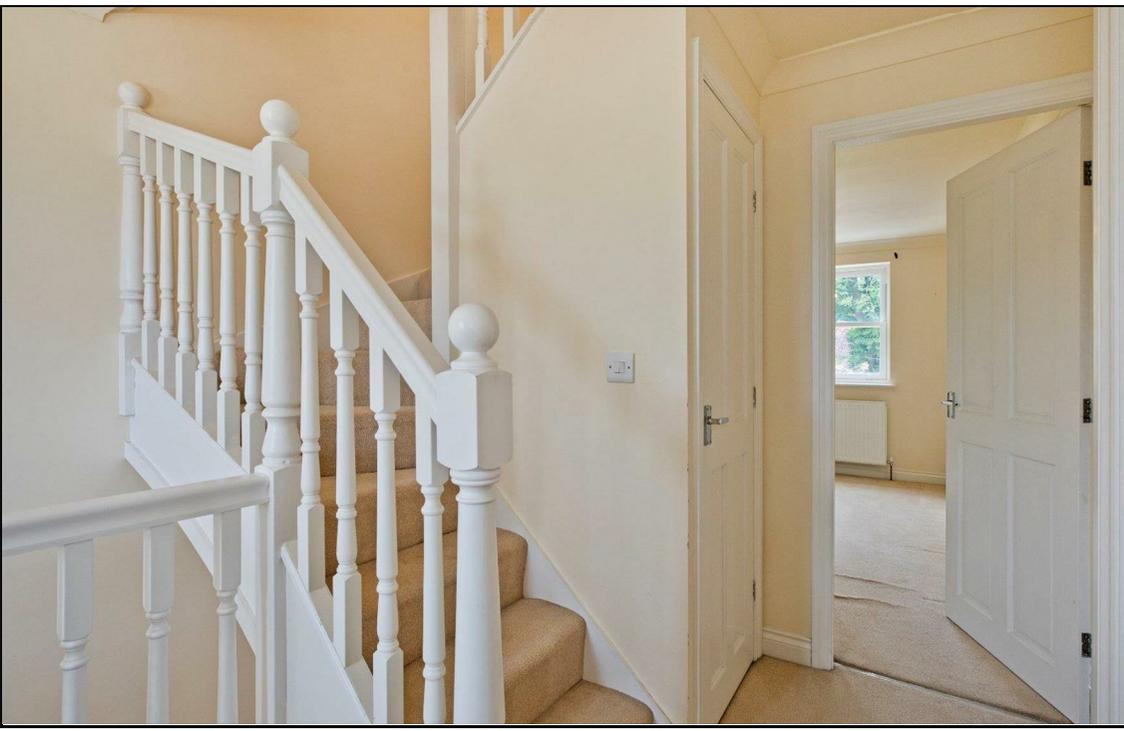
- END TOWNHOUSE
- FOUR BEDROOMS
- OPEN PLAN KITCHEN DINER
- SPACIOUS LIGHT AIRY LIVING ROOM
- CENTRAL LOCATION
- CLOSE TO AMENITIES
  - PARKING
  - EPC RATING C





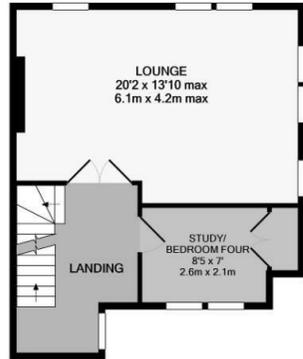




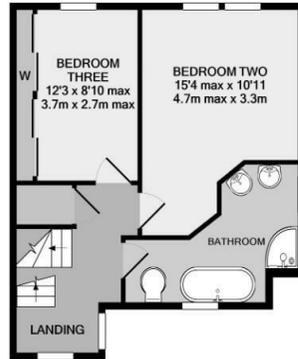




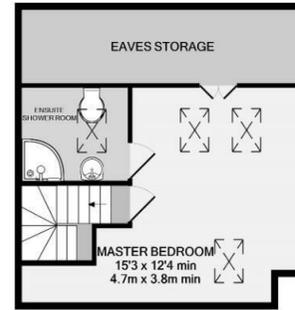
GROUND FLOOR  
APPROX. FLOOR  
AREA 460 SQ.FT.  
(42.7 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 431 SQ.FT.  
(40.0 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 435 SQ.FT.  
(40.4 SQ.M.)



THIRD FLOOR  
APPROX. FLOOR  
AREA 413 SQ.FT.  
(38.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1739 SQ.FT. (161.5 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.

#### DIRECTIONS

Proceed in a westerly direction along The Grove which leads into Bolton Bridge Road. The property can be found on the right hand side with the For Sale Board.

#### AGENTS NOTES

Tenure: Freehold

Council Tax Band E, Bradford City Council

#### ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

#### 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	85
(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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