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**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

30 Parish Ghyll Road, Ilkley, LS29 9NE

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Asking Price £1,155,000

A four bedroom detached family home that has been extended, renovated and refurbished to the highest standards. Located in a sought after residential area within striking distance of Ilkley town centre. The hidden surprise is in the rear garden, a fully refurbished coach house that is self contained and available for a variety of uses. The coach house was built in the early 1800's and fully renovated in 2021. The accommodation boasts a wonderful open plan kitchen backing onto the West facing rear garden with dining and snug arrangement complete with picture window and seat with views to Myddelton Lodge, utility room and w/c and living room to the front with wood burning stove.

To the first floor there are 4 double bedrooms, the master bedroom with en-suite at the rear along with house bathroom.

Outside there is a welcoming driveway for ample off street parking, then through separate access to the self contained coach house providing a versatile mix of use.

With a west facing garden in the heart of town, this property ticks many boxes for the buyer who wants a substantial home in central Ilkley.

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

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# Parish Ghyll Road, Ilkley, LS29

Main House Total Area = 2000 sq. ft. (185.8 sq. m.)

Cottage Total Area = 363.8 sq. ft. (33.8 sq. m.)

## Cottage

363.8 sq. ft. / 33.8 sq. m.



Ground Floor = 856.8 sq. ft. (79.6 sq. m.)



1st Floor = 1143.2 sq. ft. (106.2 sq. m.)

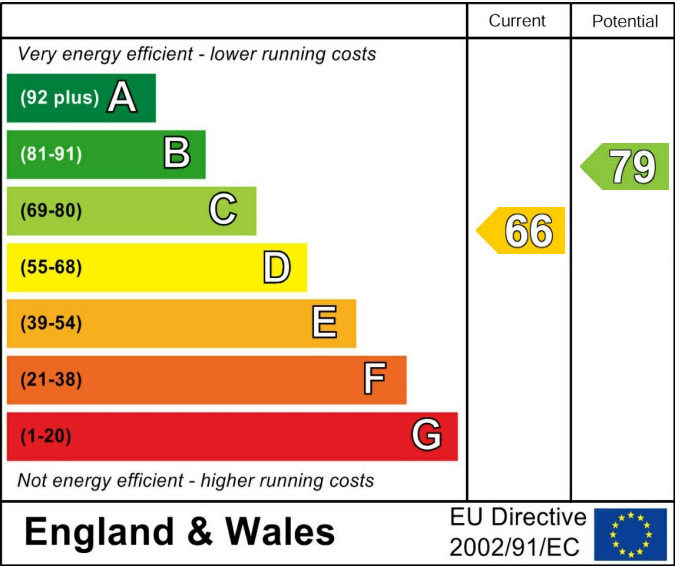


Please note, all measurements are approximate and are for display / marketing purposes only.

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|   | 66      | 79        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|   |         |           |
| England & Wales   |         |           |
| EU Directive 2002/91/EC   |         |           |

Energy Efficiency Rating



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. 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.







