



**Marlborough Villas
Menston
Ilkley
West Yorkshire
LS29 6DB**

Offers In Excess Of £712,000

bettermove

Marlborough Villas Ilkley

Bettermove are proud to present this 6 bedroom terraced house in Ilkley.

The property benefits from gas central heating throughout and has off street parking available.

The council tax band is E.

The interior of this beautifully presented property comprises a spacious living room, dining room, snug, utility room and fitted kitchen on the ground floor. The first floor consists of 4 bedrooms, an en-suite and the family bathroom. The second floor holds a further 2 bedrooms and storage cupboard. There is also a usable cellar with plenty of room for storage. The exterior boasts front and rear gardens, perfect for enjoying the summer months.

Located in the popular village of Menston, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A65, Menston train station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

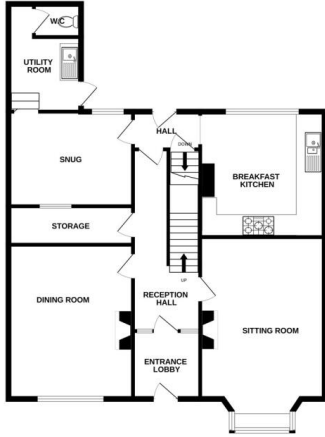
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





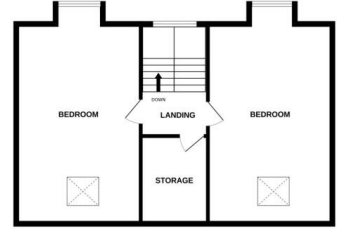
BASEMENT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

This plan is for reference only and is in accordance with PMA guidelines. It is not to scale and all measurements are approximate. Fixtures and fittings are for illustrative purposes only and do not form part of a contract.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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