



GREENACRES  
Denton | Ilkley



## GREENACRES

DENTON | ILKLEY | LS29 0HF

Ilkley 3 miles, Otley 5.9 miles, Harrogate 15 miles,  
Leeds Bradford Airport 9 miles, Skipton 12.3 miles.

DETACHED 2 BEDROOM BUNGALOW WITH AN  
AGRICULTURAL OCCUPANCY RESTRICTION, LOCATED  
WITHIN THE HEART OF THIS MUCH SOUGHT-AFTER  
RURAL HAMLET OF DENTON ONLY A SHORT  
DISTANCE FROM ILKLEY.

**GUIDE PRICE £425,000**

### Situation

Denton is a rural haven located only 3 miles from the spa town of Ilkley, a thriving, historical Yorkshire town in the Wharfe Valley offering a wide range of amenities, restaurants, and excellent social facilities. The town benefits from well-regarded schooling both public and private for all ages. In addition, the stunning scenery of the Wharfe Valley provides opportunity for countryside walks. For the commuter, the town is ideal as there are regular train services to both Leeds and Bradford. For those travelling further afield, Leeds/Bradford International Airport is approximately 9 miles away.

### Description

Greenacres is an attractive stone bungalow with an idyllic cottage garden to the front and is approached via wooden gates. The generous driveway has ample parking for a number of cars. The living accommodation briefly comprises: a reception hall, spacious open plan living kitchen with fitted wall and base cupboards with integral appliances, sitting room with log burning stove, 2 double bedrooms and house bathroom.





To the rear of the property there is a paved patio with outdoor store and small home office, as well as a spacious raised decked area to the rear where you can take in the stunning open countryside views.

#### **Additional Information** **Agricultural Occupancy Restriction**

The property is subject to an agricultural occupancy restriction stating: "The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the locality in agriculture, as defined in Section 290 (1) of the Town and Country Planning Act 1971, or in forestry (including any dependant of such a person residing with him) or a widow or widower of such person."

#### **Tenure**

Freehold with vacant possession on completion.

#### **Services**

Mains water and drainage, Mains Electric, Oil central heating,

#### **Council Tax Band - E**

#### **Local Authority**

North Yorkshire Council

**Viewing** – Strictly through the selling agents. Lister Haigh 01423 860322.

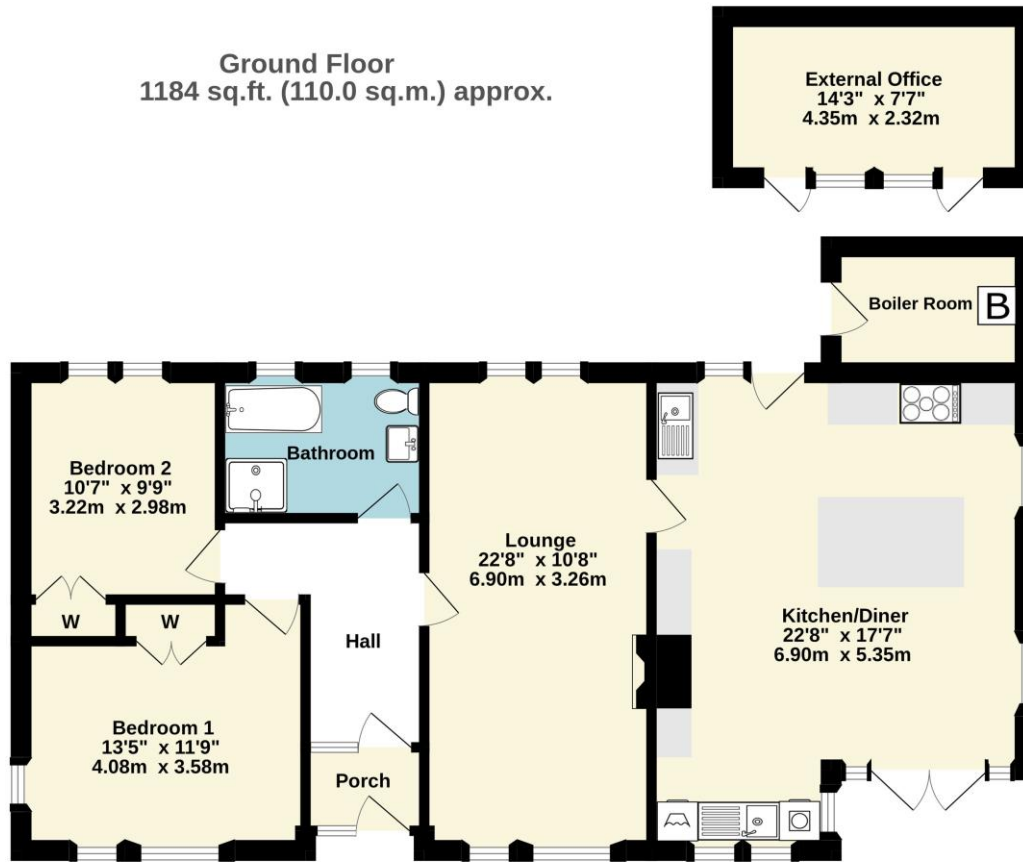
#### **Directions**

From the centre of Ilkley, heading east on the A65 towards Otley. Take the left turn over the iron bridge that crosses the River Wharfe, then turn right and continue a short distance, take the left turn sign posted to Denton. Continue up Denton Road and once in the centre of village bear left and the property can be found on the right-hand side, identified by the Lister Haigh sale board.





**Ground Floor**  
1184 sq.ft. (110.0 sq.m.) approx.



TOTAL FLOOR AREA : 1184 sq.ft. (110.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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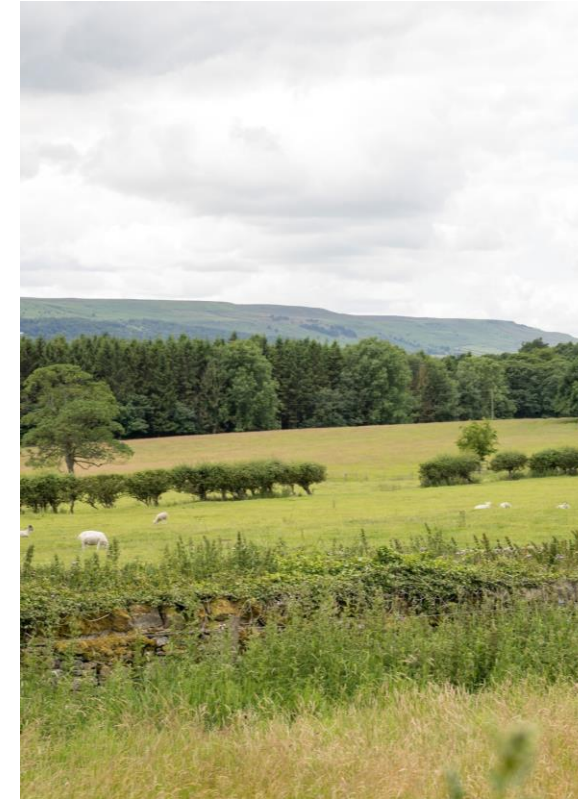


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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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13.07.23