



**6 BUTTERWICK NORWOOD DRIVE  
ILKLEY, LS29 6GE**

**£625,000  
FREEHOLD**

Monroe is delighted to present this beautifully renovated Grade II listed townhouse, ideally situated in the highly sought-after village of Menston.

**MONROE**

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## 6 BUTTERWICK NORWOOD DRIVE

- Recently renovated throughout
- Impressive high ceilings
- Stunning kitchen with integrated appliances
- Three generously sized bedrooms
- South facing garden
- Two Allocated parking spaces with additional visitor parking
- Modern finish throughout the home
- Turn key property
- Sought after location



From the moment you step inside, this exceptional home impresses with its grand proportions, soaring high ceilings, and expansive double-glazed sash windows that flood the entire property with natural light. The elegance and charm of its Grade II listed heritage blend seamlessly with thoughtful, contemporary design throughout.

The ground floor boasts a spacious formal living room that spans the full depth of the house—an ideal space for both relaxing and entertaining. An integrated media wall adds a sleek, modern touch, while the large windows at both ends frame picturesque views and enhance the sense of light and openness.

At the heart of the home lies a truly stunning kitchen, meticulously designed by a renowned local Otley designer. This space combines both form and function, offering ample bespoke cabinetry and premium Bosch integrated appliances. Large windows offer uninterrupted views of the beautifully landscaped, south-facing garden, making it a wonderful setting for family life or entertaining.

A striking staircase leads to the first floor, where a bright and airy landing provides access to the sleeping quarters. This level features three generously proportioned bedrooms, including a spectacular principal suite that overlooks the peaceful, sun-drenched gardens. This luxurious suite is complete with

a high-spec en suite bathroom and a floor-to-ceiling walk in dressing room, creating a serene and stylish retreat.

Also on this floor is a beautifully appointed house bathroom featuring a floating vanity unit, a full-size bath, and an overhead rainfall shower—all finished to an exceptional standard.

Externally, the property continues to impress. The private, south-facing rear garden offers a perfect space for outdoor dining and relaxation, while to the front, there are two allocated parking spaces. Just a stone's throw from the property, there is a lockable outdoor store that offers practical storage for bicycles, gardening tools, and other outdoor essentials.

Located within the highly sought-after High Royds Estate near Ilkley, this beautifully presented property offers the perfect blend of modern living and historic charm. Set within acres of landscaped communal grounds and woodland walks, the home benefits from a peaceful, semi-rural setting while still being within easy reach of Ilkley's vibrant town centre and excellent transport links. With spacious interiors, stylish finishes, and access to exclusive on-site amenities, this is a rare opportunity to enjoy contemporary comfort in one of Wharfedale's most unique and desirable developments.

Although the property is Freehold, a monthly management fee of approximately £150 applies. This

covers grounds maintenance, window cleaning, building insurance, and external painting.

#### REASONS TO BUY

- Turn key home, recently refurbished
- Beautifully presented throughout
- Grade II listed building
- Overlooks beautiful grounds
- Three spacious double bedrooms
- Ample storage space
- Walk in dressing room
- Well presented courtyard garden
- Allocated parking spaces

#### ENVIRONS

Ilkley is nestled amidst some of the region's most breathtaking countryside, with the River Wharfe and rugged moors offering an abundance of opportunities for outdoor enthusiasts. Whether it's invigorating walks, thrilling mountain biking, or scenic road cycling, the natural surroundings provide the perfect setting for a wide range of rural pursuits.

#### SERVICES

We are advised that the property has mains gas, mains water, mains drainage.

#### LOCAL AUTHORITY

Leeds City Council

#### TENURE

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent Monroe Estate Agents  
Viewings by appointments only.

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## ADDITIONAL INFORMATION

**Local Authority** – Leeds City Council

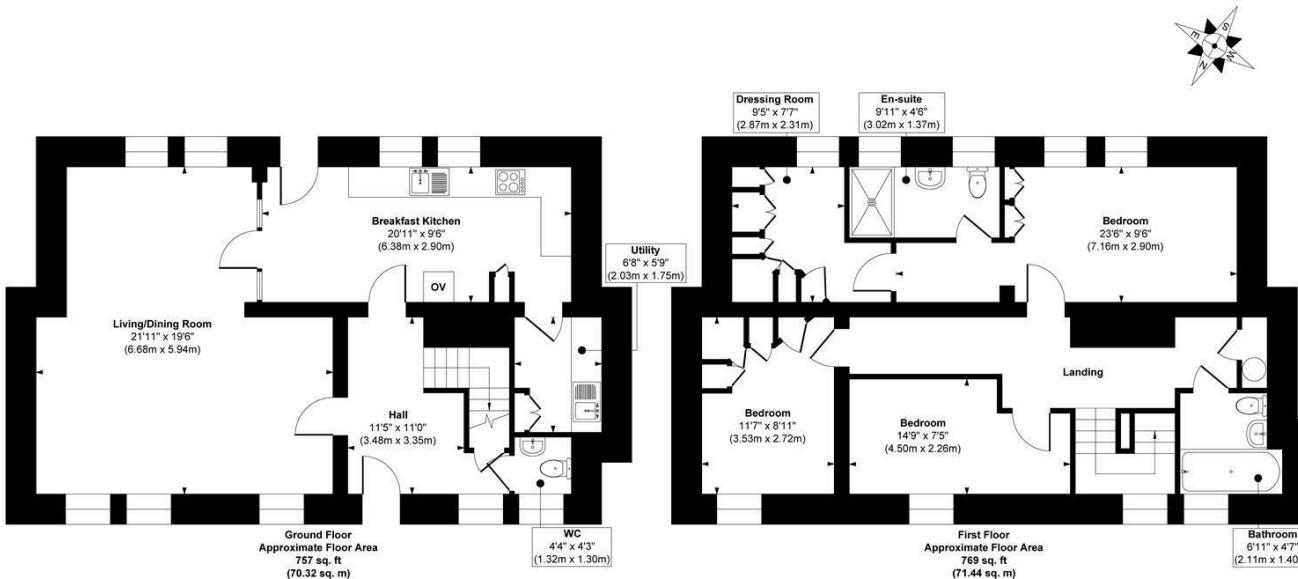
**Council Tax** – Band F

**Viewings** – By Appointment Only

**Floor Area** – 1526.00 sq ft

**Tenure** – Freehold





Approx. Gross Internal Floor Area 1526 sq. ft / 141.76 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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