



HUNTERS[®]
HERE TO GET *you* THERE

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Fieldway, Ilkley, LS29

£415,000

HUNTERS®
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An immaculately presented 3 bedroom semi detached family home within walking distance to Ben Rhydding train station and local schools. With the advantage of the corner plot this property has extensive gardens and has the benefit of two off road parking spaces. With 3 bedrooms, one with en suite and a house bathroom this really does tick the boxes for today's modern buyer.

Ben Rhydding is situated to the south of the River Wharfe, beneath the famous Cow and Calf Rocks, and has its own train station, with direct access to Leeds and Bradford. It has a delightful village feel and offers a number of local shops, two churches and the well regarded Ben Rhydding primary school. Ilkley town centre is located approximately one mile away and offers 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 the perfect location for countryside walks.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
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KEY FEATURES

- THREE BEDROOM SEMI
- CORNER PLOT
- EXTENSIVE GARDEN
- TWO OFF STREET PARKING SPACES
- OPEN PLAN KITCHEN
- EPC RATING B
- NO CHAIN

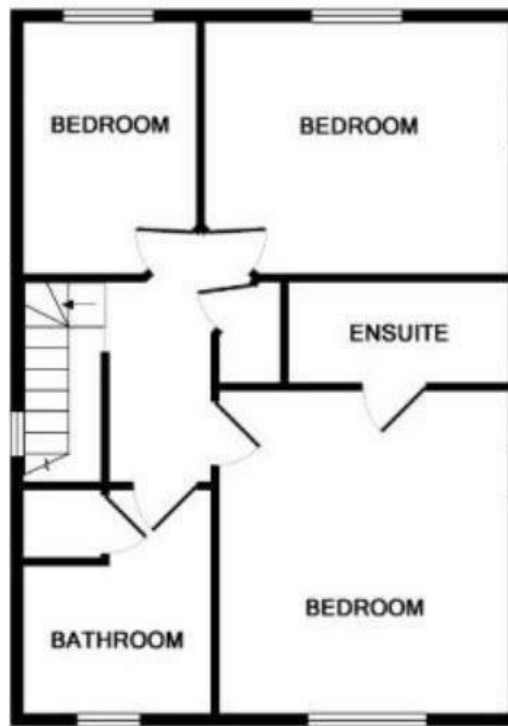








GROUND FLOOR



FIRST FLOOR

Fieldway

This plan is for reference only and is in accordance with IPMA 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. Made with Metropix G2517

DIRECTIONS

In the centre of Ilkley, at the traffic lights at the bottom of Brook Street, turn right onto Leeds Road. Bear right onto Little Lane, becoming Valley Drive. Turn left onto Fieldway and the property can be found on the right hand side.

AGENTS NOTES

Tenure: Freehold

Council Tax Band D, Bradford City Council

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £30 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. We are also required to obtain identification from all prospective buyers, and we will ask to see proof of funding. Please note that the property will not be marked as Sold Subject To Contract until the checks have been satisfactorily completed so therefore buyers are asked for their co-operation in order that there is no delay.

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	83	83
(69-80) C		
(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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