



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Fieldway, Ilkley, LS29

£415,000

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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 C
  - NO CHAIN

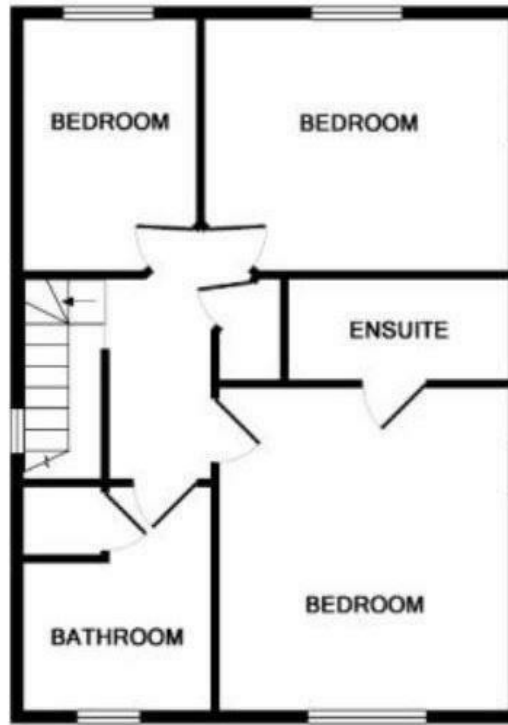








GROUND FLOOR



FIRST FLOOR

**Fieldway**

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. 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**

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

**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) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>79</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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