



HUNTERS[®]
HERE TO GET *you* THERE

4 2 1 D

Cheltenham Avenue, Ilkley, LS29

£800,000



Having been extensively refurbished and extended in recent years by the current owners to the highest standard, this well-proportioned four bedroom detached family home provides flexible living accommodation over two floors and is located in a popular residential area within Ben Rhydding and close to the amenities on offer there. The spacious accommodation briefly comprises: a welcoming entrance hall, a stunning open plan living/dining kitchen with pantry and sliding doors leading out to the south facing garden, both complete with solid wood flooring, cloakroom, utility room and through living room. To the first floor there are four double bedrooms, the master bedroom having a useful adjoining room currently being used as a nursery. Externally, there is a driveway providing off street parking, a large purpose built multifunctional storage/home gym unit that has been insulated with a door leading to a smaller room that could be used as a home office and gardens to both the front and rear, the rear garden being of a good size and south-facing.

Ben Rhydding is situated on a north-facing valley beneath the Cow and Calf Rocks and above and to the south of the River Wharfe. It has a delightful village feel and offers a number of local shops, post office, church, train station 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 opportunity for countryside walks.

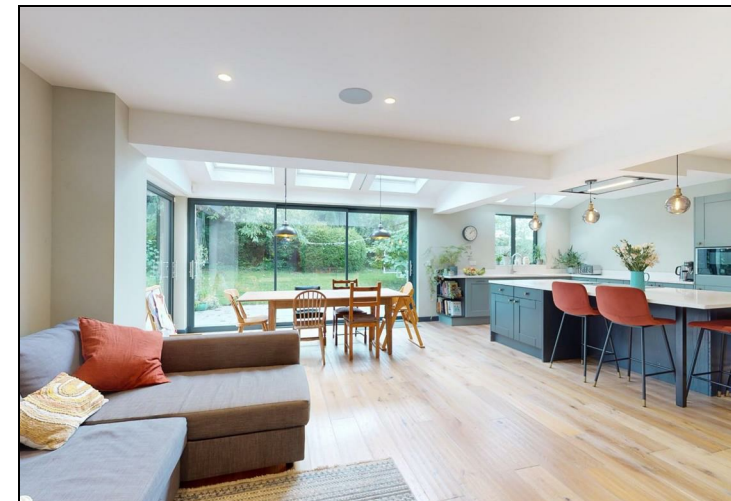
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
otley@hunters.com | www.hunters.com





KEY FEATURES

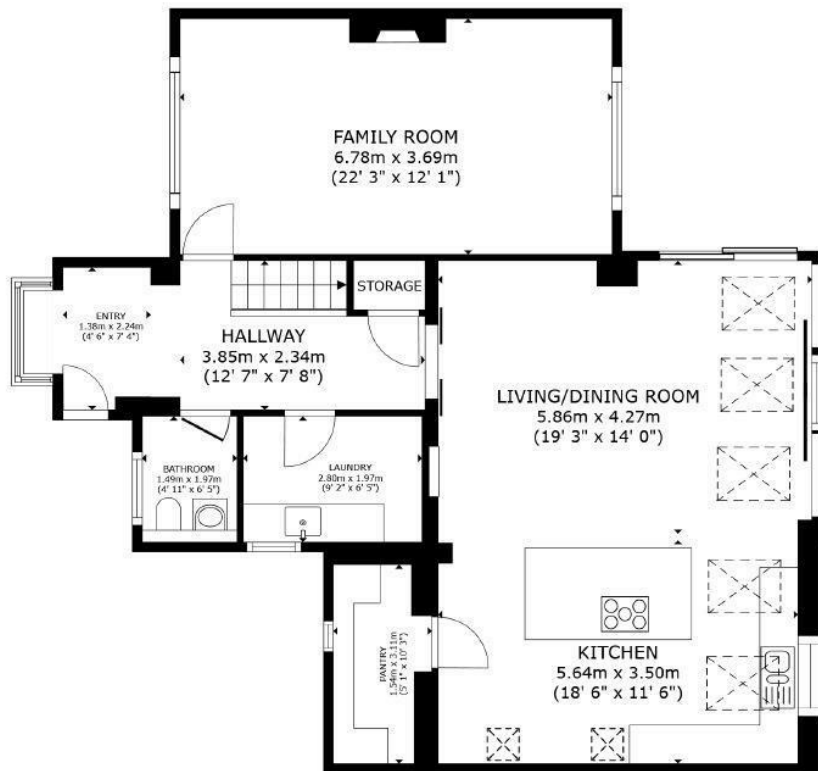
- FOUR DOUBLE BEDROOMS
- DETACHED FAMILY HOME
- HIGH QUALITY FITTINGS THROUGHOUT
 - STUNNING OPEN PLAN LIVING/DINING/KITCHEN
 - GENEROUS SOUTH FACING GARDEN
- LARGE OUTDOOR VERSATILE STORAGE ROOM & HOME OFFICE
 - DRIVEWAY PARKING
- POPULAR BEN RHYDDING LOCATION
 - EPC RATING D



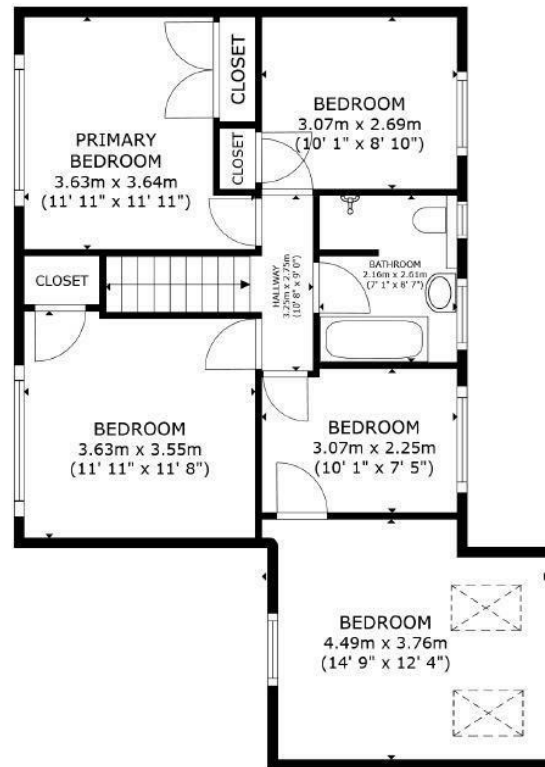








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 100.6 m² (1,082 sq.ft.) FLOOR 2 69.7 m² (750 sq.ft.)
TOTAL : 170.3 m² (1,833 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DIRECTIONS

From the crossroads in central Ilkley, turn onto Leeds Road and proceed towards Ben Rhydding. At the traffic lights, turn right onto Wheatley Lane. Immediately after the railway viaduct turn left onto Cheltenham Avenue. The property can be found on the right hand side, clearly identified by the Hunters For Sale board.

AGENTS NOTES

Tenure: Freehold

Council Tax Band ?, Bradford City Council

ADDITIONAL SERVICES

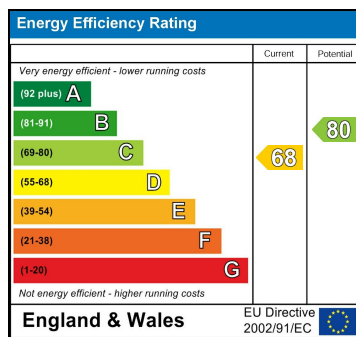
If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide, of which 40 are located in Yorkshire. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

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.

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.



56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
otley@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.