

# HUNTERS®

HERE TO GET *you* THERE



## Cowpasture Road

Ilkley, LS29 8SR

£825 Per Calendar Month



A spacious and contemporary one bedroom second floor apartment located in the centre of Ilkley. The property briefly comprises: communal entrance with telephone entry system, private entrance hall, modern bathroom with eaves storage, double bedroom, living/kitchen with integral appliances. Viewing is highly recommended to appreciate the accommodation on offer. Permit parking available through Bradford City Council. EPC rating C. There is also lockable bike storage to the rear.

Ilkley is a thriving, historical Yorkshire town in the Wharfe Valley offering 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. Likewise for the commuter, the town is ideal – there are regular train services to both Leeds and Bradford and for those travelling further afield, Leeds/Bradford International Airport is just over 11 miles away.



COMMUNAL ENTRANCE

Having telephone entry system, stairs leading to:

ACCOMMODATION

The property benefits from having gas fired central heating throughout, and UPVC double glazed windows.

ENTRANCE HALL

Having radiator, stairs leading to:

BATHROOM 9'10" x 8'10" (2.99 x 2.70)

Being part tiled, having skylight to the rear elevation, heated towel rail, low level WC, integral wash hand basin, panelled bath with thermostatic shower over, integral eaves storage, extractor, inset spotlights, integral towel cupboard.

BEDROOM 9'7" x 15'9" (2.92 x 4.81)

Having window to the rear elevation, radiator, loft hatch.

LANDING

Having skylight to the rear elevation, smoke detector, radiator, telephone entry system.

KITCHEN AREA

Having a range of base units with complementary work surface, sink with drainer, electric oven, four ring electric hob with extractor over, integral washer/dryer, integral dishwasher, inset spotlights, integral fridge, integral freezer.

LIVING AREA

Having window to the front elevation, TV point, telephone point, two central heating radiators.

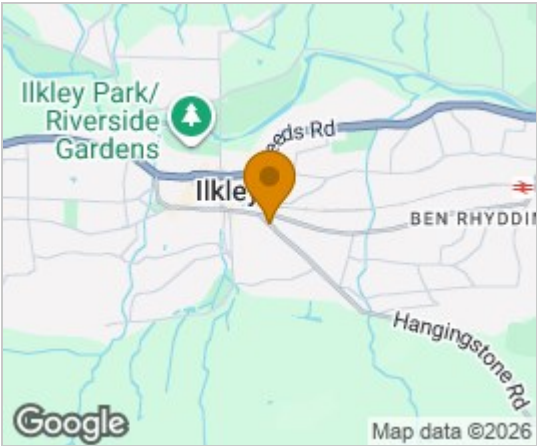
ADDITIONAL SERVICES

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.

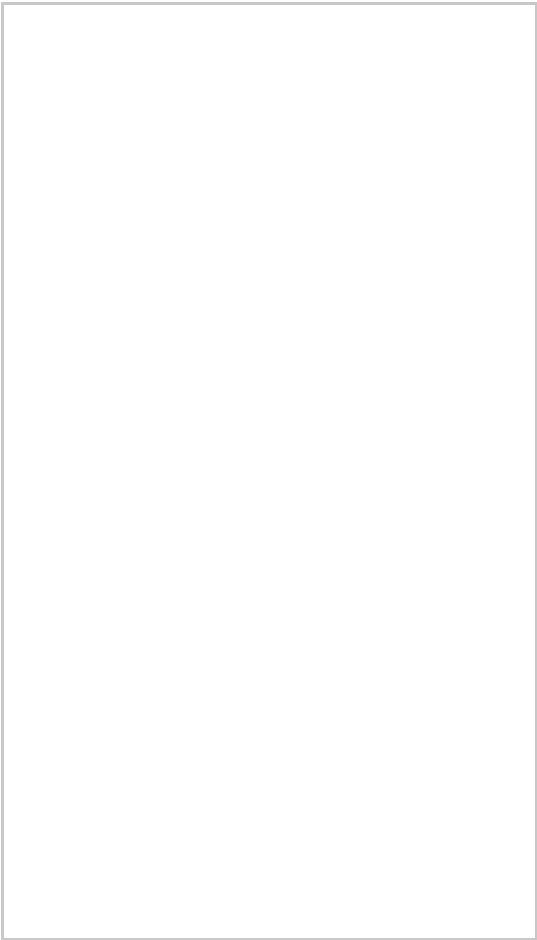
INVESTMENTS \* LETTINGS \* MANAGEMENT

For Landlords, we offer a dedicated and professional Lettings service, tailored to your individual requirements. If you are looking for an investment and would like any advice on the rental potential, then please contact our Lettings Department.

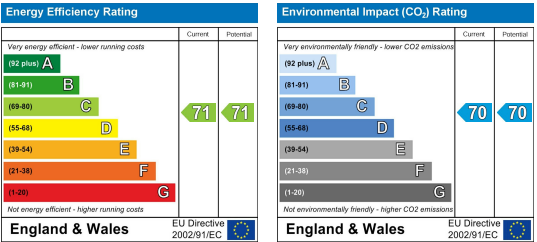
Area Map



Floor Plans



Energy Efficiency Graph



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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.