

HUNTERS[®]

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Wyvil Crescent

Ilkley, LS29 8ND

£1,295 Per Calendar Month



A well presented, extended, three bedroom, semi-detached family home, situated in a popular residential area of Ilkley, with parking to the front and private garden to the rear. The property briefly comprises an open plan kitchen/dining area with an abundance of natural light, with French doors out to the rear garden. Double doors lead through from the dining area into the living room. To the first floor there are two double bedrooms, a single bedroom/ study and newly installed bathroom suite with separate shower. Viewing is highly recommended to appreciate the accommodation on offer. EPC rating D.

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.



ACCOMMODATION

The property has UPVC sealed unit double glazing and gas fired central heating throughout.

ENTRANCE HALL

UPVC front entrance door, window to the front elevation, inset spot lights, central heating radiator, stairs to the first floor and doors to both the living kitchen and dining room.

KITCHEN AREA 10'4" x 14'1" (3.15 x 4.29)

A lovely light area with a window to the side elevation, inset spot lights, contemporary wall and base units, with inset stainless steal double sink, integrated dishwasher, washing machine, walk-in storage cupboard, range cooker with stainless steel cooker hood above, free standing fridge/freezer, The kitchen continues into the :-

DINING AREA 20'5" x 9'6" (6.22 x 2.90)

A generous dining area that has been tastefully extended with abundance of natural light, having four sky lights, window to the rear elevation and French doors out to the rear garden. Having inset spot lights, central heating radiator, built in cupboards and shelving and glass doors into:-

LIVING ROOM 11'1" x 18'2" (3.38 x 5.54)

A generous room with a window to the front elevation, central ceiling light, central heating radiator and an attractive fireplace with electric fire.

Stairs leading to first floor :-

LANDING

With window to the side elevation and central ceiling light.

MASTER BEDROOM 11'1" x 10'2" (3.38 x 3.09)

Double bedroom with window to the rear elevation, central heating radiator and central ceiling light.

BEDROOM 10'2" x 10'2" (3.10 x 3.10)

Double bedroom with window to the rear elevation, central heating radiator and central ceiling light.

BEDROOM/OFFICE 8'1" x 7'7" (2.47 x 2.31)

Single bedroom with window to the front elevation, central heating radiator and central ceiling light.

HOUSE BATHROOM

Newly installed bathroom suite with an opaque glazed window to the front elevation, inset spot lights, extractor fan, central heating ladder radiator, bath, separate shower cubicle, vanity unit with basin, low flush w/c.

OUTSIDE

To the front of the property there is ample room for a number of cars. To the side of the property there is a gate that leads around to the rear which is laid to lawn with a raised flower bed and an attractive stone flagged patio with ample room for a table and chairs.

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.

LETTINGS * INVESTMENT * MANAGEMENT

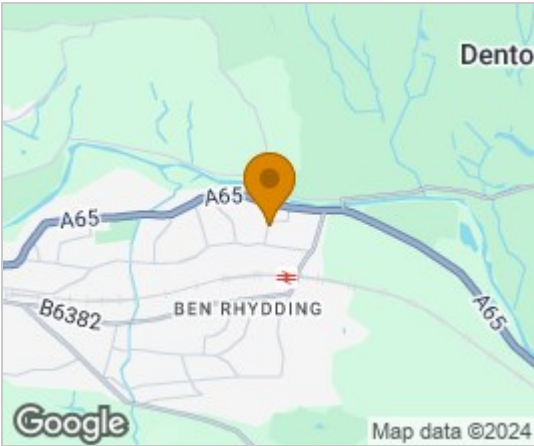
For Landlords, we offer a dedicated and professional Lettings service, tailored to your individual requirements. If you are looking for an investment and would like any advice on the rental potential, then please contact our Lettings Department.

PROPERTY BLOG

The place where Landlords and home owners can find useful information, advice, insights, resources and inspiration for owning, renting out, buying and selling a property in the Wharfe Valley, covering Ilkley, Addingham, Ben Rhydding, Burley-in-Wharfedale, Menston, Otley and Pool-in-Wharfedale. For your latest property news please go to www.wharfevalleypropertyblog.co.uk

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.

Area Map



Floor Plans



Energy Efficiency Graph

