

HUNTERS[®]

HERE TO GET *you* THERE



St. Johns Road

Ilkley, LS29 8QT

£1,295 Per Calendar Month



A well presented family home maintaining original features, occupying an enviable setting in the heart of Ben Rhydding, Ilkley. The property is arranged over two floors, having three bedrooms with a generous rear garden and off street parking to the front. Viewing is highly recommended to appreciate the accommodation on offer. Available mid May. EPC rating D.

Ben Rhydding is situated to the south of the River Wharfe beneath the famous Cow and Calf Rocks. 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 the perfect location for countryside walks.



ACCOMMODATION

The property benefits from having UPVC double glazing and gas fired central heating.

GROUND FLOOR

ENTRANCE HALL 6'9" x 8'5" (2.08m x 2.59m)

Having original stained glass opaque windows, timber framed front door, radiator.

LIVING ROOM 18'2" x 11'3" (5.54m x 3.45m)

Having bay window to the front elevation, windows to the rear elevation, radiator, fireplace with wood burning stove, TV point.

KITCHEN 10'9" x 8'5" (3.3m x 2.57m)

Having UPVC side entrance door, windows to the rear and side elevations, range of wall and base units with complementary work surface, one and a half sink with drainer, integral dishwasher, integral fridge/freezer, washing machine, four ring gas hob with extractor over, electric oven, cupboard housing boiler, under stair storage cupboard.

FIRST FLOOR

LANDING

Having loft hatch and window to the side elevation.

BATHROOM

Being part tiled, having frosted window to the rear elevation, heated towel rail, low level WC, pedestal wash hand basin, panelled back with thermostatic shower over.

MASTER BEDROOM 11'3" x 11'1" (3.45m x 3.4m)

Having window to the front elevation, radiator, original fireplace feature.

BEDROOM TWO 11'3" x 6'7" (3.45m x 2.03m)

Having window to the rear elevation, radiator.

BEDROOM THREE 8'7" x 8'0" (2.62m x 2.46m)

Having window to the front elevation, radiator.

OUTSIDE

To the front of the property, there is a driveway for parking, front landscaped garden. To the rear of the property, there is a lawned garden, storage shed and decked patio area.

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

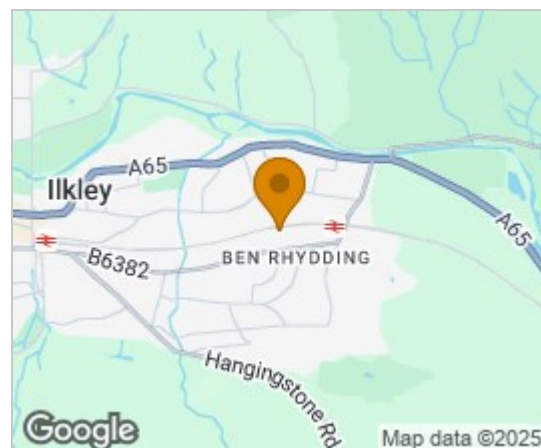
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including 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.

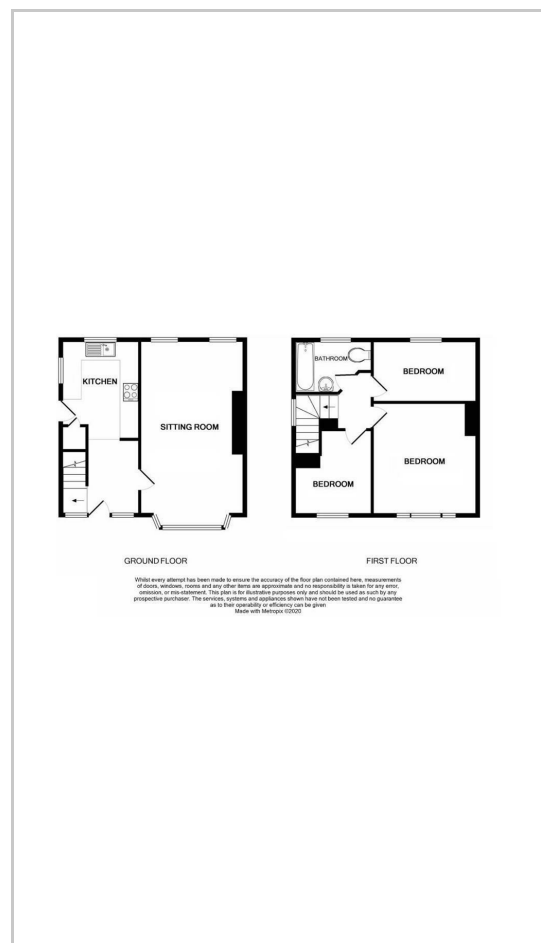
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Area Map



Floor Plans



Energy Efficiency Graph

