



HUNTERS
TO LET

HUNTERS[®]

HERE TO GET *you* THERE

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HIGHWORTH

Wheatley Grove, Ilkley, LS29

£2,250 Per Calendar Month

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HERE TO GET *you* THERE

Situated within this convenient yet private much sought after location, within walking distance of Ben Rhydding centre and the train station, this detached family home offers flexible living accommodation to include a well appointed living and dining room, study, four bedrooms, house bathroom, and kitchen breakfast room with conservatory leading to the rear garden. There is a driveway to the front with integral double garage. Lawns are regularly maintained by a gardener.

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.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
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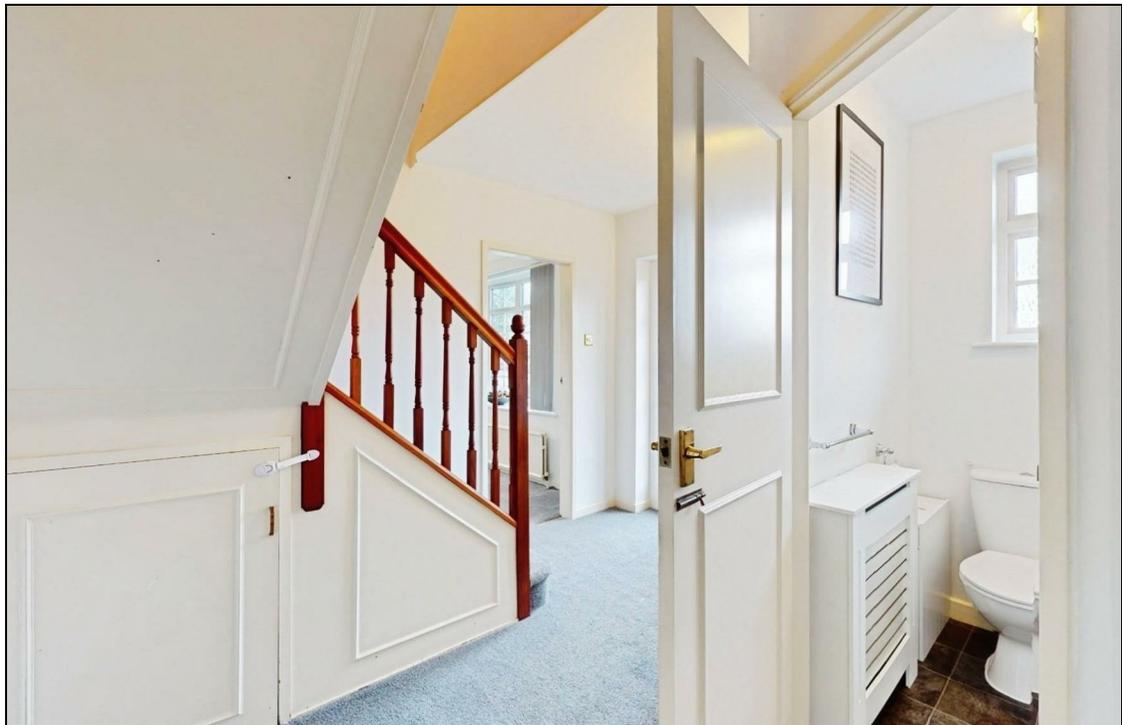
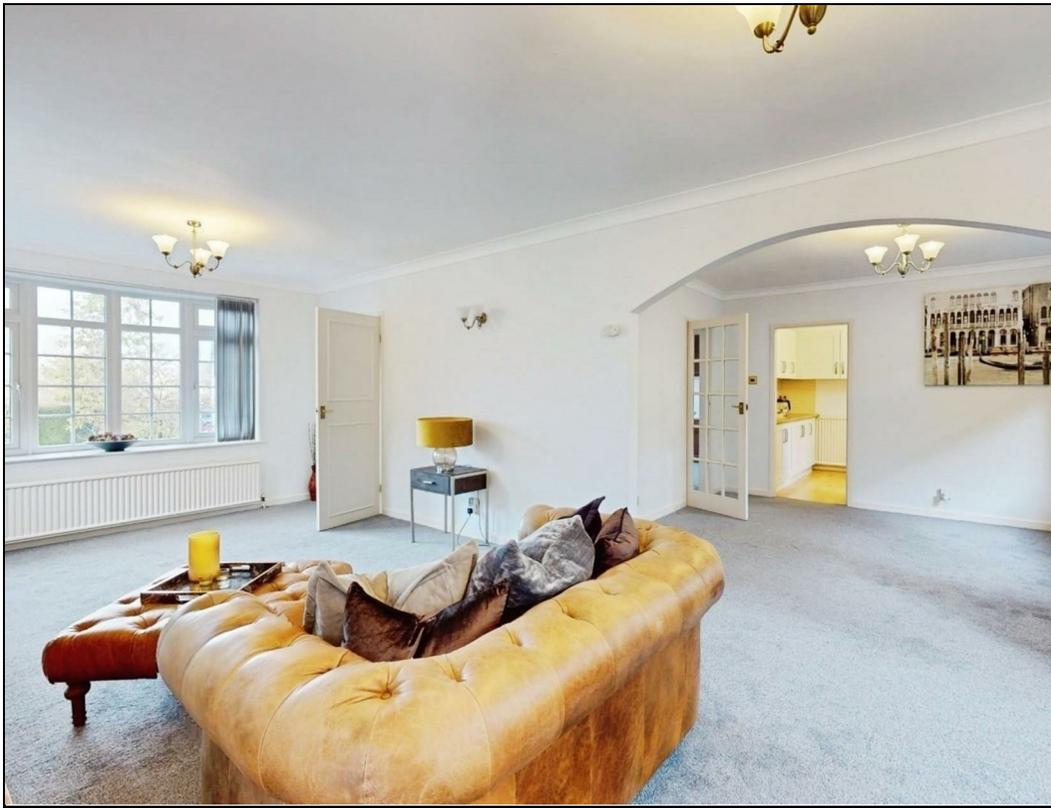


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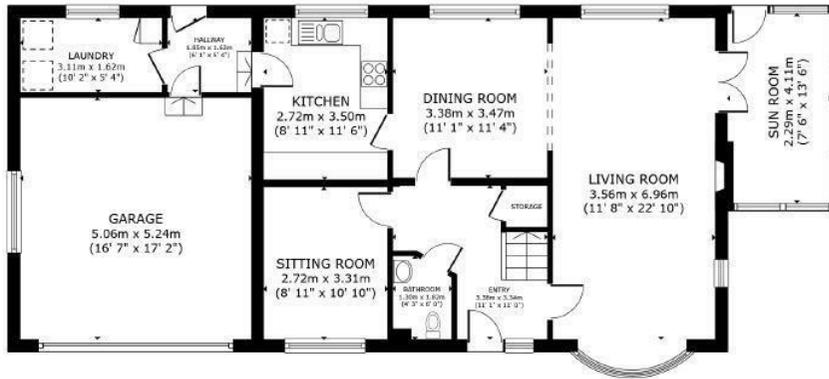
KEY FEATURES

- AVAILABLE MID MARCH
- 4 BED DETACHED FAMILY HOME
 - THREE RECEPTION ROOMS
 - UTILITY
 - CONSERVATORY
- INTEGRAL DOUBLE GARAGE
 - DRIVEWAY
- MAINTAINED GARDENS
- EPC RATING D
- 3D WALKTHROUGH

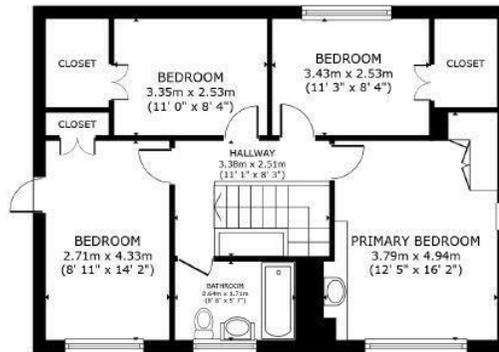






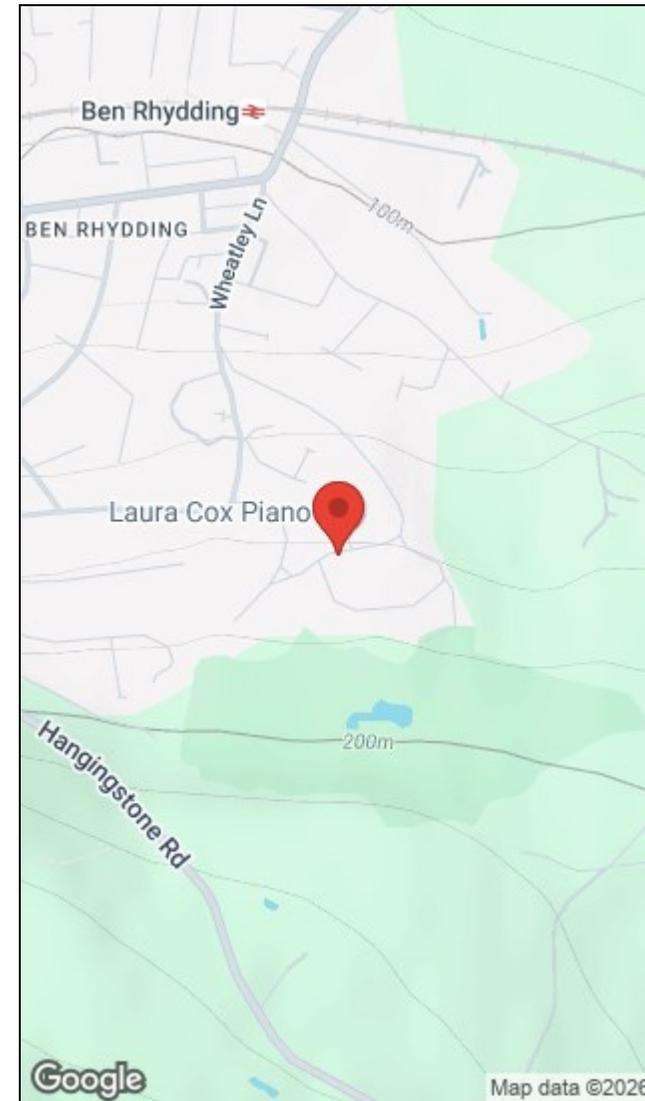


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 90.7 sq.m. (977 sq.ft.) FLOOR 2 68.6 sq.m. (739 sq.ft.)
 EXCLUDED AREAS : GARAGE 26.5 sq.m. (285 sq.ft.)
 TOTAL : 159.4 sq.m. (1,716 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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