

HUNTERS[®]

HERE TO GET *you* THERE



Collyer View

Ben Rhydding, Ilkley, LS29 8NE

£1,175 Per Calendar Month



A three bedroom semi detached home, in the popular Ben Rhydding close to Ilkley. To the rear, the property benefits from a garage, parking and a south facing courtyard garden. On the ground floor is a welcoming porch, hallway leading to generous living room with sliding patio doors out to the south facing courtyard garden, also downstairs WC and a bright and spacious kitchen. The first floor comprises of two good size double bedrooms, a further bedroom and house bathroom with separate WC. Viewing is highly recommended to appreciate the accommodation on offer. Available March. 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 gas fired central heating and double glazing throughout.

GROUND FLOOR

ENTRANCE PORCH

Having UPVC front entrance door, surrounding windows.

HALLWAY

Having doors leading to:

DOWNSTAIRS WC

Extractor fan, low level WC, wash hand basin.

LIVING ROOM 19'11" x 12'6" (6.07 x 3.81)

Having window to front elevation, two radiators, UPVC sliding patio doors leading to the south facing courtyard garden , TV point, telephone point.

DINING KITCHEN 13'7" x 8'3" (4.14 x 2.51)

Having window to the side elevation, window to the rear elevation, UPVC side entrance door, sink with drainer, a range of wall and base units with complementary work surface, four ring gas hob with extractor over, electric oven, plumbing for appliances.

FIRST FLOOR

BATHROOM

Being part tiled, having frosted window to the front elevation, heated towel rail, pedestal wash hand basin, panelled bath with thermostatic shower over, extractor fan.

WC

Having frosted window to the side elevation, low level WC, wash hand basin.

BEDROOM ONE 10'0" x 11'3" (3.06 x 3.44)

Having window to the rear elevation, integral wardrobes with cupboards above, radiator.

BEDROOM TWO 9'6" x 11'7" (2.90 x 3.52)

Having window to the front elevation, radiator, telephone point.

BEDROOM THREE 7'6" x 8'3" (2.29 x 2.52)

Having window to the rear elevation, radiator.

OUTSIDE

To the rear of the property accessed by the shared driveway, there is a single garage, south facing courtyard, bordered shrubs. To the front of the property there is a path leading to the property surrounded by bordered shrubs.

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.

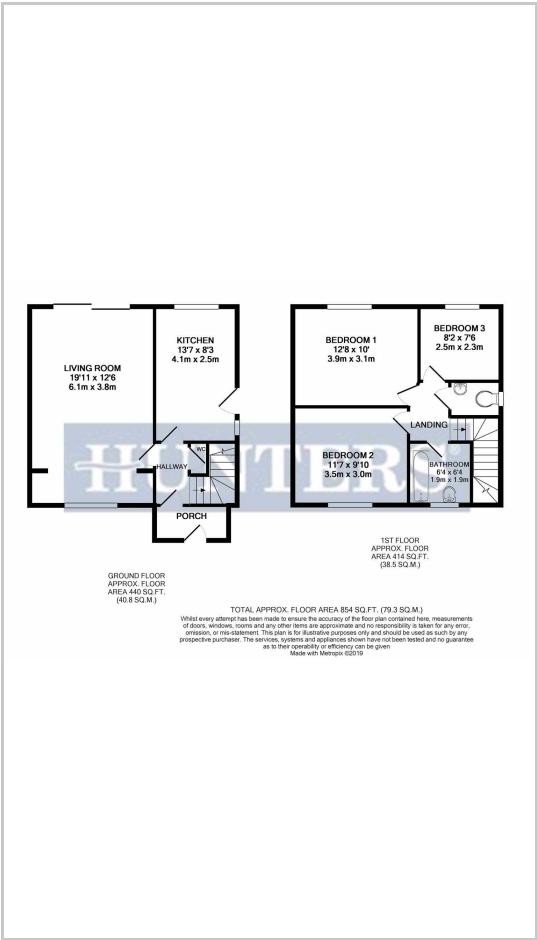
PROPERTY BLOG

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.

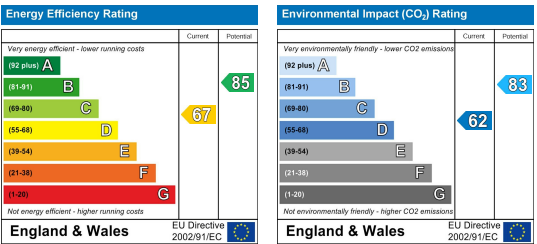
Area Map



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.