

A photograph of a single-story yellow house with a brown tiled roof. The house features a large conservatory with a white frame and a multi-paned glass roof. In the foreground, there is a paved patio area with a grey wicker sofa, a matching coffee table, and two ottomans. A large grey patio umbrella stands over the seating area. To the right of the conservatory, there is a small wooden storage box. The background shows a clear blue sky with some clouds and a neighboring house.

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HERE TO GET *you* THERE

19 Craigmores Drive, Ilkley, LS29 8PG

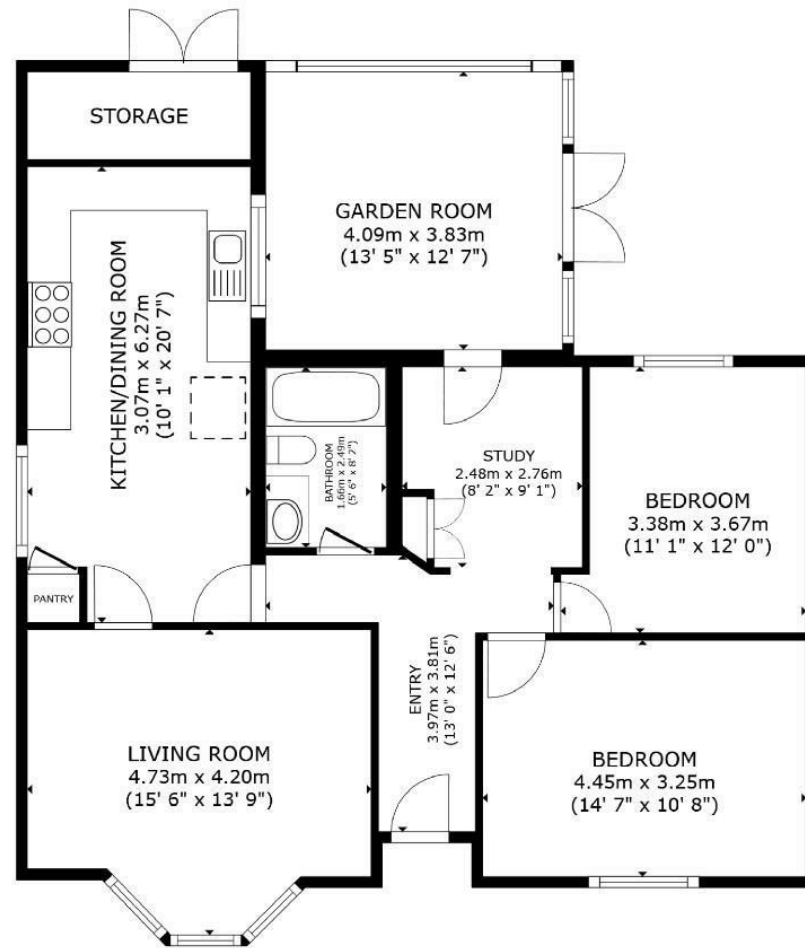
19 Craigmore Drive, Ilkley, LS29 8PG

Offers Over £600,000

The Bungalow is a beautifully renovated 1930s detached bungalow, offering charming single-level living, ensuring ease and accessibility throughout. The thoughtfully designed layout includes a welcoming entrance hall, a comfortable sitting room, and a spacious dining kitchen — perfect for entertaining or everyday living. There are two well-proportioned bedrooms with fitted wardrobes, a study, a bright conservatory, and a stylish bathroom. Additional space is provided by two fully boarded loft rooms, accessed via a pull-down ladder, offering excellent storage or potential for other uses. Outside, the property boasts landscaped gardens, a driveway, a garden store, and a detached garage, completing this delightful home.

Ben Rhydding is situated on a north-facing valley beneath the Cow and Calf Rocks and above and to the south of the River Wharfe. It has a delightful village feel and offers a number of local shops, 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.

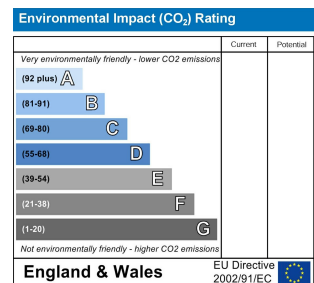
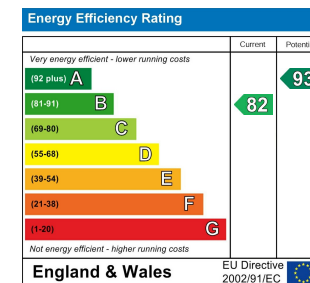
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FLOOR PLAN



GROSS INTERNAL AREA
 FLOOR PLAN 105.4 m² (1,135 sq.ft.)
 TOTAL : 105.4 m² (1,135 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DIRECTIONS

From the A65 (Leeds Road) join Wheatley Lane at the lights and head towards Ben Rhydding. Take the first right onto Valley Drive and then the third left onto Craigmore Drive. The property is on the left hand side at the end of the cul de sac and can be identified by our Hunters For Sale board.

AGENTS NOTES

Tenure: Freehold

Council Tax Band E, Bradford City Council

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £30 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. We are also required to obtain identification from all prospective buyers, and we will ask to see proof of funding. Please note that the property will not be marked as Sold Subject To Contract until the checks have been satisfactorily completed so therefore buyers are asked for their co-operation in order that there is no delay.

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, of which 40 are located in Yorkshire. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

DISCLAIMER

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.

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