

HUNTERS[®]

HERE TO GET *you* THERE



Low Beck

Ilkley, LS29 8UN

£1,475 Per Calendar Month



A well presented four bedroom family home available from mid May. The property is ideally positioned, in a sought after location close to the town centre. The accommodation is versatile and well proportioned, arranged over three floors. There is a ground floor bedroom with en suite and access out to the garden, integral garage, living room, dining kitchen, cloakroom, master bedroom with en suite, two further bedrooms and a house bathroom. There is off street parking for two vehicles, an integral garage and an enclosed, south facing, low maintenance garden to the rear. Viewing is highly recommended.

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

UPVC front entrance door with stained glass panel leads into:

ENTRANCE HALL

UPVC double glazed window to front, understairs cupboard, fuse box, door to garage, radiator.

BEDROOM FOUR

UPVC French doors lead out to garden, UPVC double glazed window to rear, wood effect flooring, TV point, radiator.

EN SUITE

Fully tiled shower enclosure, pedestal basin, low level WC, laminate flooring, extractor fan, radiator.

INTEGRAL GARAGE

Up and over door, lighting.

From the entrance hall, staircase leads up to:

FIRST FLOOR LANDING

Radiator, cupboard housing hot water tank.

DINING KITCHEN

Two UPVC double glazed windows to rear, range of kitchen units at base and wall level with splashback tiling, breakfast bar, inset stainless steel sink and drainer, eye level Bosch oven, integral Bosch dishwasher, integral larder fridge freezer, four ring gas hob, wood effect flooring, radiator.

LIVING ROOM

Two UPVC double glazed windows to front, stone fire surround, TV point, wood effect flooring, radiator.

CLOAKROOM

Low level WC, pedestal wash basin, part tiled, extractor fan, wood effect flooring, radiator.

From the first floor landing, staircase leads up to:

SECOND FLOOR LANDING

Loft hatch.

MASTER BEDROOM

Two UPVC double glazed windows to front, fitted triple wardrobe, TV point, radiator.

EN SUITE.

Fully tiled shower enclosure, low level WC, pedestal wash basin, extractor fan, part tiled, radiator.

BEDROOM TWO

UPVC double glazed window to rear, radiator.

BEDROOM THREE

UPVC double glazed window to rear, radiator.

BATHROOM

White bathroom suite comprising bath, low level WC and pedestal wash basin, part tiled, extractor fan, radiator.

OUTSIDE

To the front of the property there is a block paved driveway leading to the integral garage. To the rear of the property there is an enclosed, south facing, landscaped garden with fence borders.

DIRECTIONS

From our offices in Crescent Court, Ilkley, turn right onto Leeds Road. Continue along the main road for approximately 1 mile, then turn left onto Low Beck where the property can be found on the right hand side.

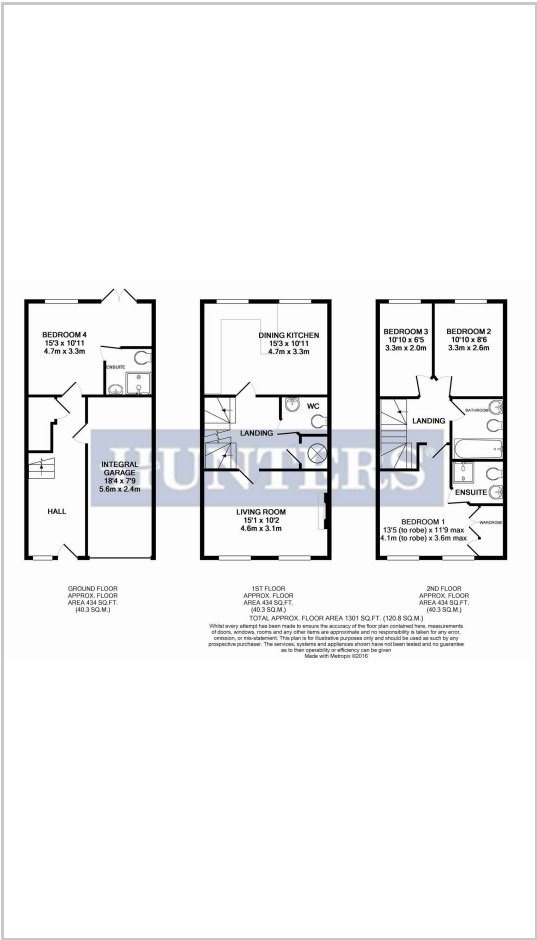
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these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

