



HUNTERS®
HERE TO GET *you* THERE



St. Helens Way, Ilkley, LS29

£325,000



A fantastic opportunity to purchase a two bedroom semi detached 'true' bungalow, positioned within a generous plot located and close to Ilkley town centre. In brief, there is an entrance hallway, a sunny south facing living room, a galley kitchen, two double bedrooms, a conservatory off one of the bedrooms and the bathroom. Externally, there is a front garden and a generous well established rear garden, an attached single garage to the side of the property, and ample driveway parking for several vehicles. This property comes to market with no onwards chain.

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.

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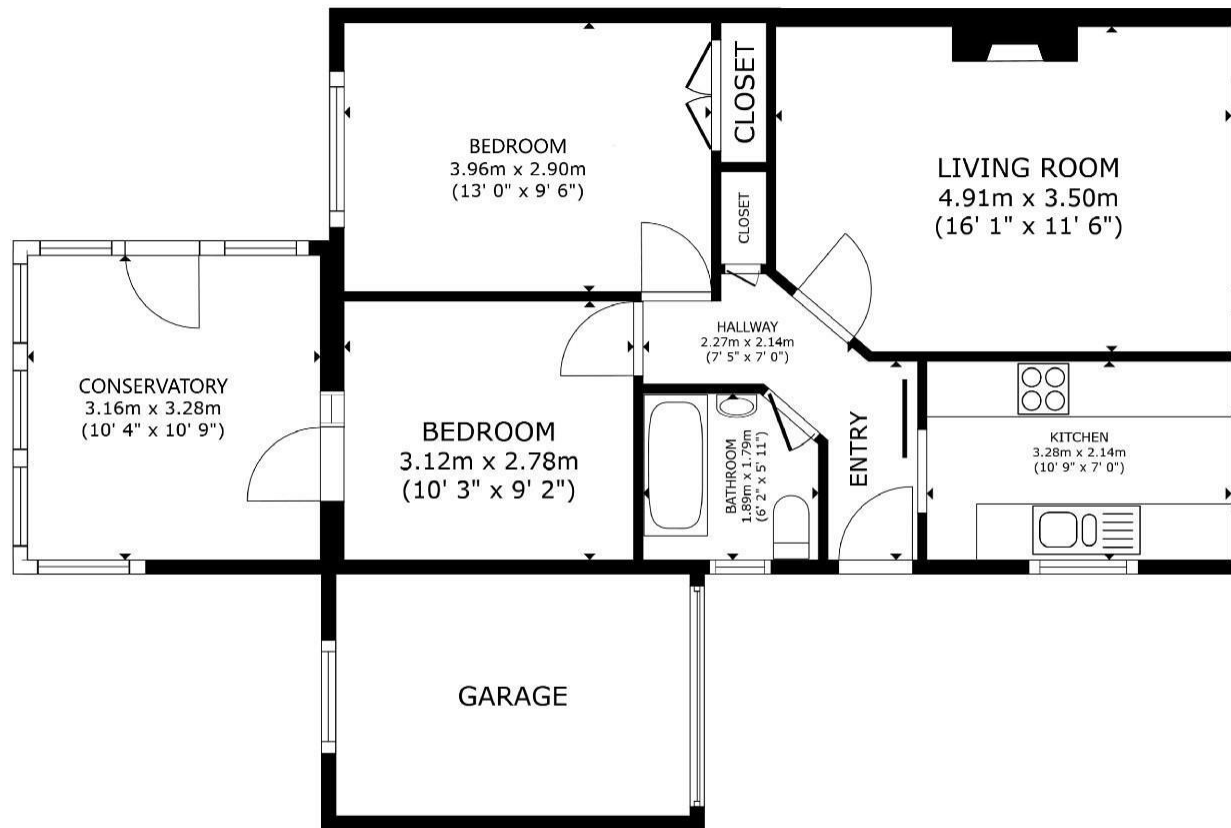
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KEY FEATURES

- TWO BEDROOM 'TRUE' SEMI DETACHED BUNGALOW
- SUNNY LIVING ROOM
- GALLEY KITCHEN
- IN NEED OF SOME MODERNISATION
 - GENEROUS REAR GARDEN
 - ATTACHED SINGLE GARAGE
 - REAR CONSERVATORY
 - AMPLE DRIVEWAY PARKING
 - EPC RATING TO FOLLOW
 - NO ONWARDS CHAIN







GROSS INTERNAL AREA
FLOOR PLAN 66.9 m² (720 sq. ft.)
EXCLUDED AREAS : GARAGE 10.0 m² (107 sq. ft.)
TOTAL : 66.9 m² (720 sq. ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DIRECTIONS

From the centre of Ilkley proceed along Leeds Road heading towards Ben Rhydding. Take a right hand turn onto Little Lane, continue along until you reach Backstone Way on the right, take the first left onto St Helen's Way and the property can be found on the left hand side, clearly identified by the Hunters For Sale board.

AGENTS NOTES

Tenure: Freehold

Council Tax Band C, 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 £36 (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. 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.

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

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