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3 1 2 C

River View, Ilkley, LS29

£315,000



Having recently re rendered all 3 elevations, this three bedroom family home is set in a popular central Ilkley location. The property briefly comprises: to the ground floor is a welcoming hallway leading to living room and open plan kitchen/dining room, followed by the conservatory with French doors leading to the outside patio seating area. To the first floor there are two good size double bedrooms, a further bedroom and a contemporary house bathroom. The property benefits from having parking for multiple cars to the front with garage, and generous private south facing garden to the rear. Viewing is highly recommended to appreciate the accommodation on offer. 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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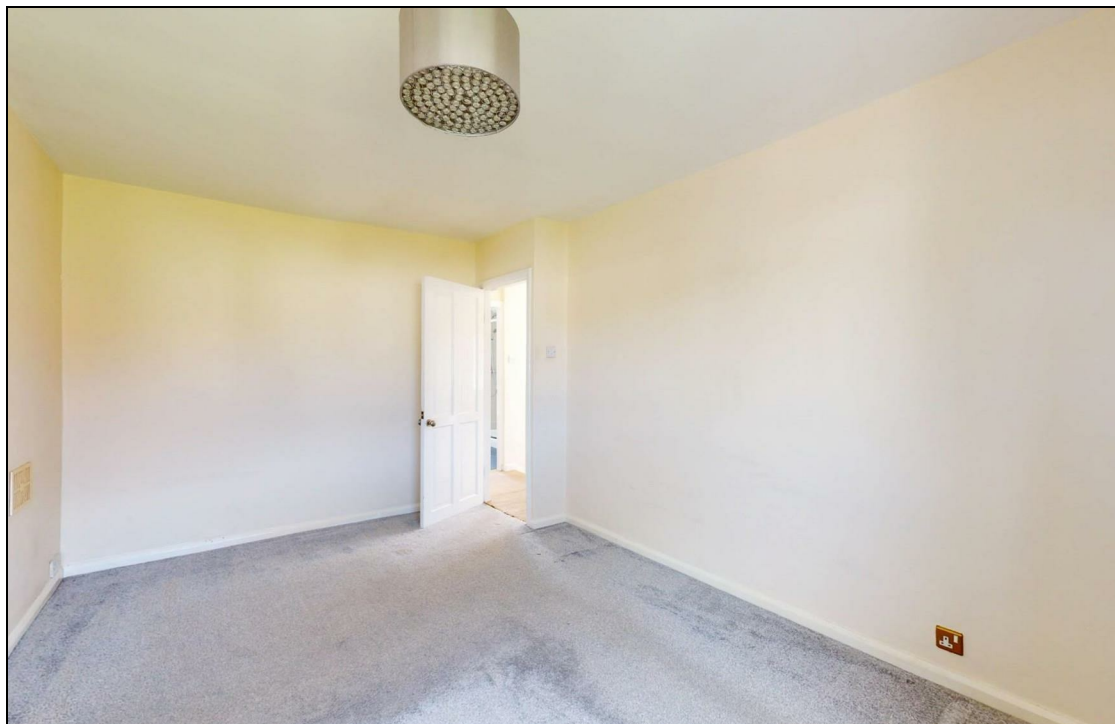


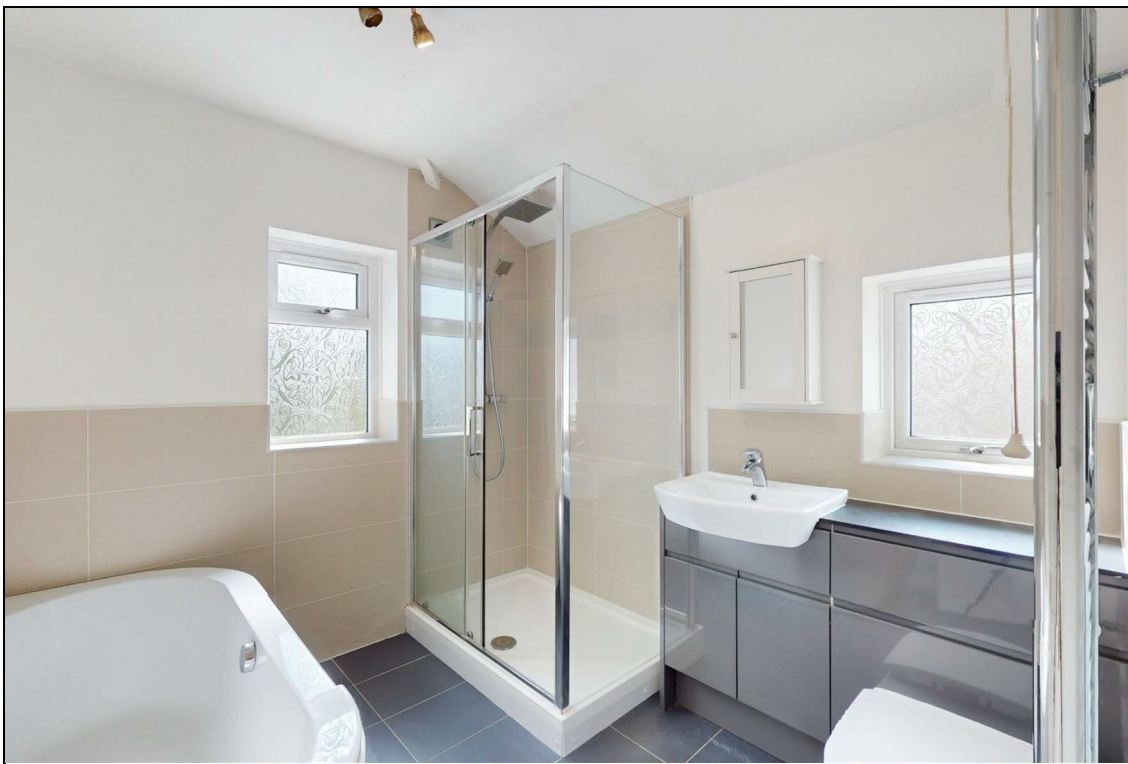
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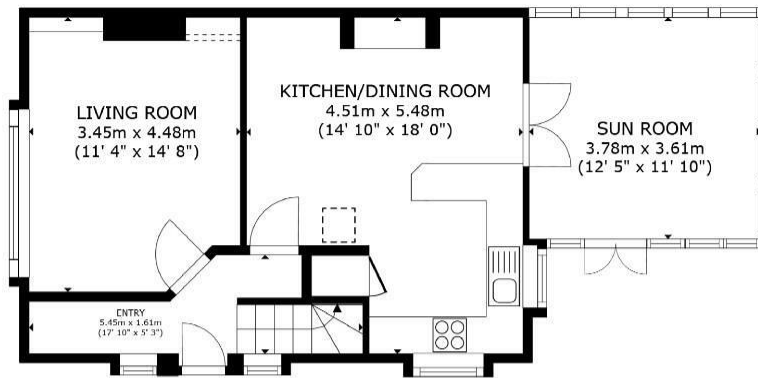
KEY FEATURES

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- CENTRAL ILKLEY LOCATION
- CONTEMPORARY BATHROOM
 - SOUTH FACING
- GENEROUS REAR GARDEN
 - CONSERVATORY
- AMPLE PARKING & GARAGE
 - NO CHAIN
 - EPC RATING C

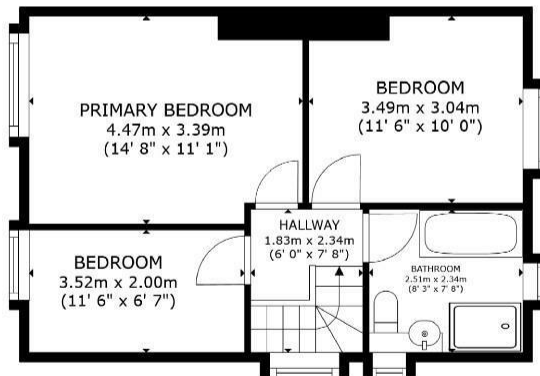








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 59.6 m² (642 sq.ft.) FLOOR 2 45.6 m² (491 sq.ft.)
TOTAL : 105.2 m² (1,132 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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.

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.

AGENTS NOTES

Tenure: Freehold

Council Tax Band C, Bradford City Council

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		85
(81-91) B		
(69-80) C	69	
(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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