

HUNTERS[®]

HERE TO GET *you* THERE



Hardings Lane

Middleton, Ilkley, LS29 0EG

£1,995 Per Month



Council Tax: G



Ling Park Cottage Hardings Lane

Middleton, Ilkley, LS29 0EG

£1,995 Per Month



DIRECTIONS

From Ilkley town centre, proceed in a northerly direction down New Brook Street and over the bridge across River Wharfe where the road becomes Middleton Avenue. Take the first turning left onto Denton Road which runs into Langbar Road. Take the left turning into Hardings Lane and proceed up the hill for approximately a mile and the property can be found on the right hand side.

AGENTS NOTES

Tenure: Freehold

Council Tax Band G, North Yorkshire 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. 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.



Road Map



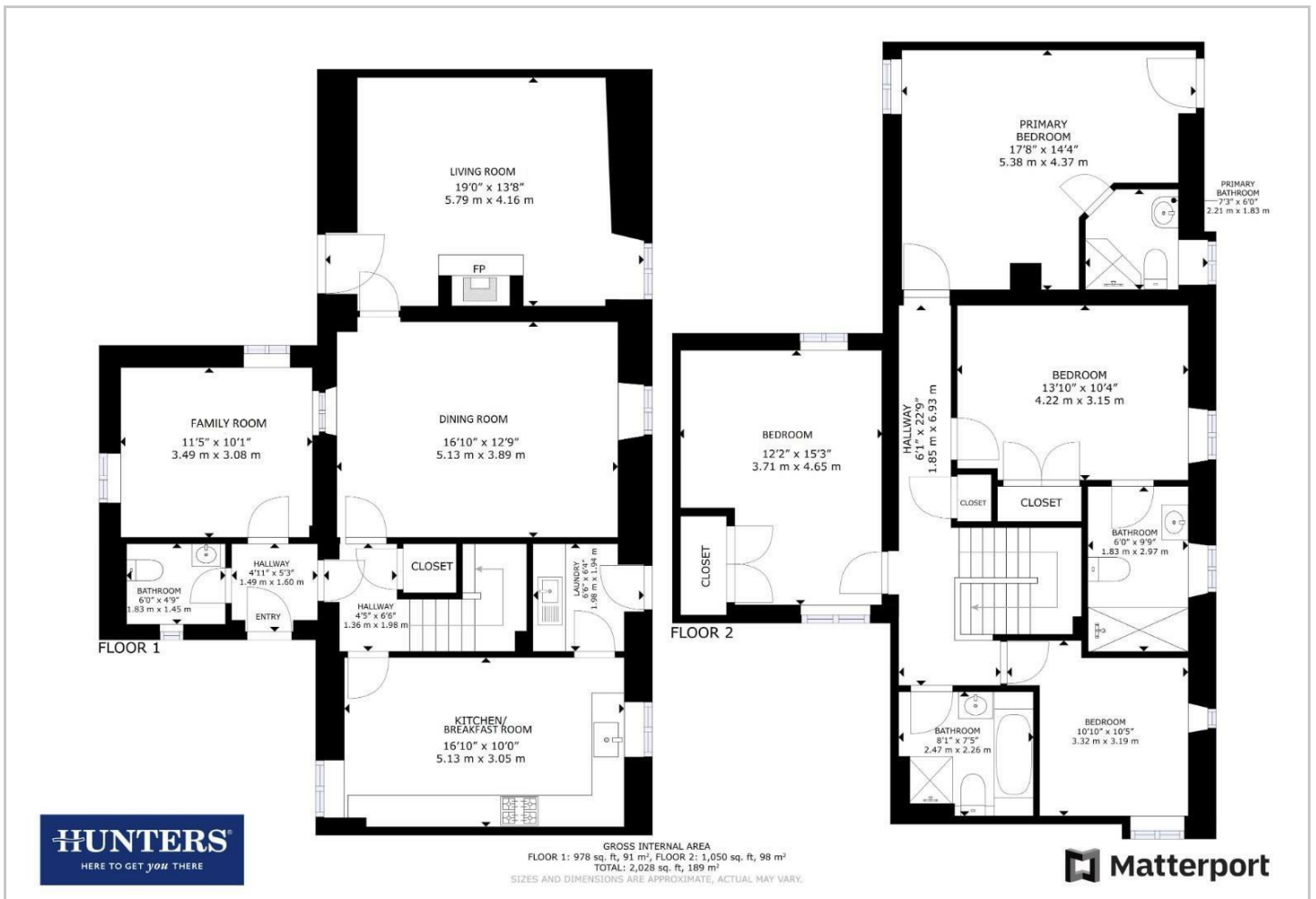
Hybrid Map



Terrain Map



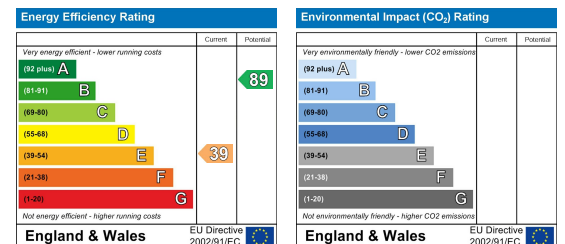
Floor Plan



Viewing

Please contact our Hunters Otley & Ilkley Office on 01943 660002 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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