HUNTERS®

HERE TO GET *you* THERE

Ash Grove

Ilkley, LS29 8EP

£1,400 Per Calendar Month

2 1 1 E

A charming stone built end terrace property with fitted kitchen with two double bedrooms. The property offers accommodation arranged over three floors, briefly comprising: entrance hall, living room and kitchen/diner to the ground floor, a generous dry cellar with electricity & appliances to the lower ground floor, two double bedrooms and a bathroom to the first floor. The property benefits from having an enclosed front yard, and off road parking to the rear and is within walking distance of Ilkley town centre and The River Wharfe. Viewing is highly recommended to appreciate the accommodation on offer. EPC rating E.

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
The property benefits from having UPVC double glazed windows throughout, and gas fired central heating throughout. UPVC front entrance door leads to:

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM 14'0" x 13'4" (4.26 x 4.07)
Having sash window to the front elevation, radiator, telephone point, TV point, electric fire with original fireplace and surround.

KITCHEN DINING ROOM 9'10" x 16'8" (3.00 x 5.07)
Having sash window to the rear elevation, radiator, a range of wall and base units with quartz work surface, one and a half sink with drainer, ceramic hob, electric oven, integrated fridge and freezer, integrated dishwasher, UPVC stable-style back entrance door, door leading to steps to lower ground floor.

FIRST FLOOR

LANDING
Having loft hatch, smoke detector.

BEDROOM ONE 10'8" x 16'6" (3.24 x 5.04)
Having window to the front elevation, radiator, TV point, original fireplace character feature, wardrobes.

BATHROOM 9'10" x 7'5" (3.00 x 2.26)
Being part tiled, having part frosted window to the rear elevation, heated towel rail, low level WC, pedestal wash hand basin, bidet, cubicle shower with electric shower, panelled bath with shower head, shaver point.

BEDROOM TWO 13'3" x 8'10" (4.05 x 2.68)
Having window to the rear elevation, radiator, telephone point, TV point.

LOWER GROUND FLOOR

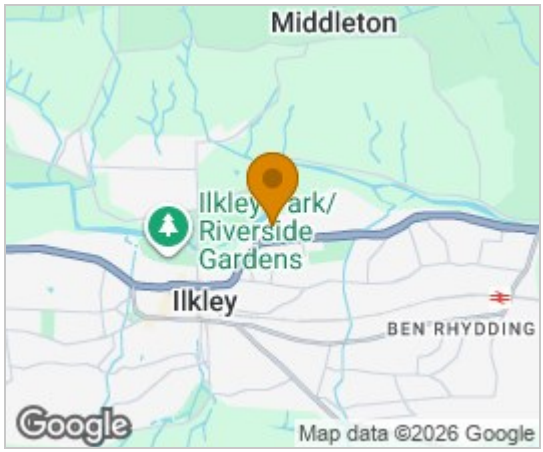
CELLAR
Having window to front elevation, being fully painted with lighting and electricity, having freestanding washing machine, freestanding dryer.

OUTSIDE
Having an enclosed yard to the front of the property, to the rear of the property there is off road parking for two cars.

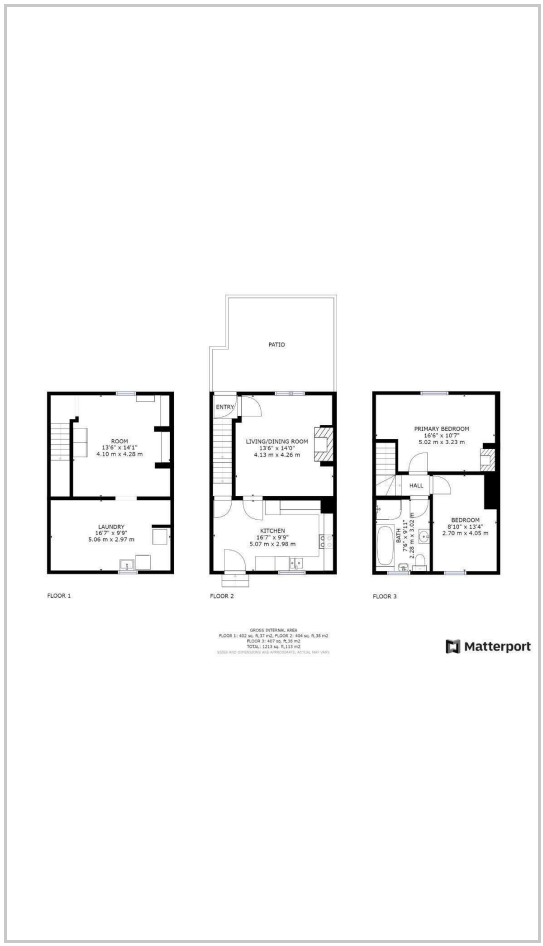
ADDITIONAL SERVICES
If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide. We can put you in touch with a local independent financial advisor, 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.

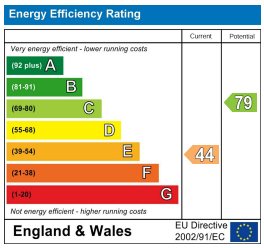
Area Map

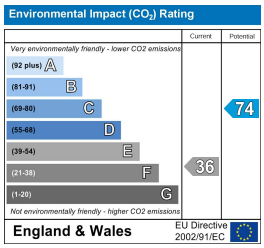


Floor Plans



Energy Efficiency Graph





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.

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