HUNTERS®

HERE TO GET *you* THERE

Old Bridge Rise

Ilkley, LS29 9HH

£1,450 Per Calendar Month

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Situated in an excellent location, this two bedroom bungalow is located in a quiet cul-de-sac near to riverside walks yet within walking distance of the town centre.
The living accommodation briefly comprises: a welcoming reception hall giving access to all the accommodation, a utility with fitted wall and base cupboards, fitted kitchen with breakfast bar open plan to living room with sliding patio doors out to the garden, two bedrooms with newly fitted house bathroom.
Outside, to the front of the property there is a former garage now used for storage and stone flagged terrace. To the rear, there is a private garden with ample space for table and chairs, ideal for alfresco dining and having distant views over towards Middleton. Residents can apply to the council for permit parking.

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
Gas central heating and PVC double glazing throughout.

ENTRANCE HALL
A UPVC fron door with a double glazed window opens into a welcoming entrance hall with a ceiling light, radiator, airing cupboard and access to the loft.

UTILITY ROOM
Having a window to the front, radiator, fitted wall and base cupboards, tiled splash back. a one and half bowl stainless steel sink with mixer tap, plumbing for a washing machine.

KITCHEN
A range of wall and base uniits with complimentary work surfaces, 1.5 bowl sink with drainer and mixer tap over, integrated appliances include fridge and freezer, dishwasher, ceramic hob, electric oven and microwave, extractor hood over.

LIVING ROOM
Open to the kitchen with two radiators and sliding patio doors out to the rear garden and a further door to a paved area to the side of the property.

BEDROOM 1
A window to the front, radiator.

BEDROOM 2
A window to the rear, radiator.

HOUSE BATHROOM
Tiled walls, white suite comprising bath with shower over, pedestal wash basin, low flush w/c, extractor, chrome ladder style radiator, inset ceiling spotlights.

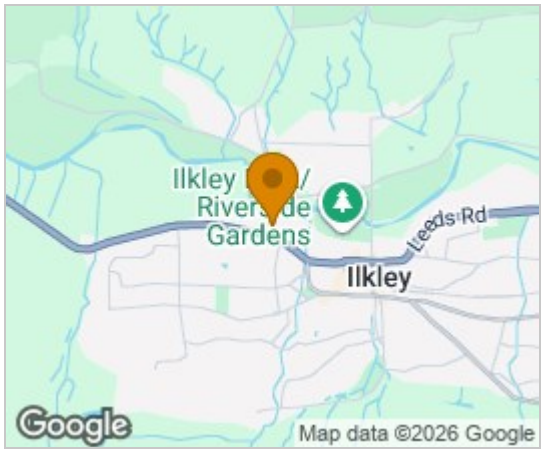
OUTSIDE
To the front there is a storage area with electric roller door, light, power and houses the central heating boiler. To the rear there is a private paved area which continues round to the side of the property as well as manageable, low maintenance garden.

DIRECTIONS
From our offices in Crescent Court, Ilkley, proceed along Church Street for approximately 0.3 miles and then take a right turn onto Stockeld Road. Continue towards the bottom of th road and then turn left onto Stockeld Way. Turn left again onto Old Bridge Rise and continue to the top of the cul-de-sac. The property can be found on your left hand side and can be identified by the Hunters for sale board.

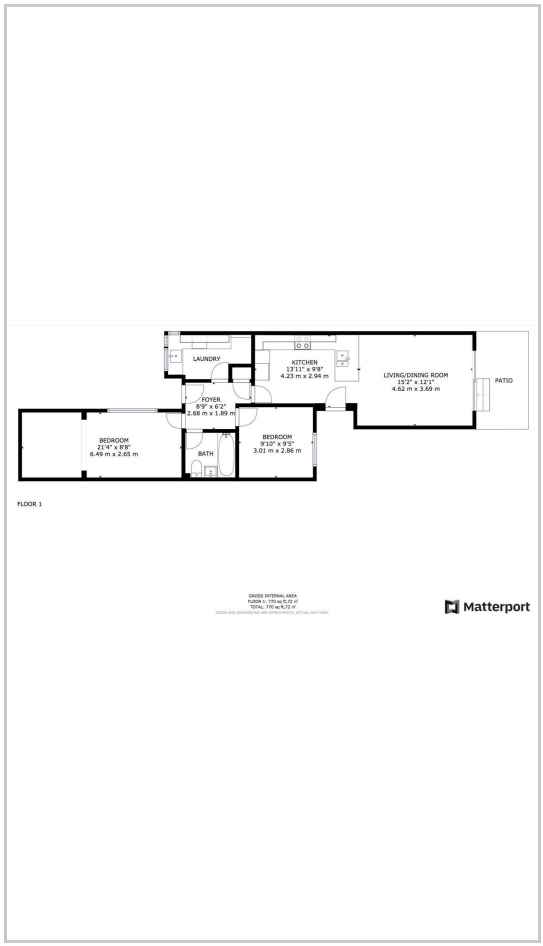
ADDITIONAL SERVICES
If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide. We can put you in touch with a local independent financial advisor,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

INVESTMENT * LETTINGS * 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.

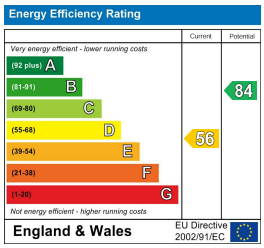
Area Map

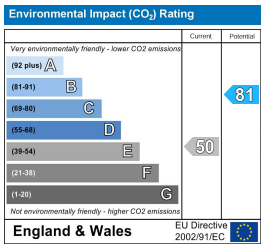


Floor Plans



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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