



HUNTERS[®]
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4 2 1 B

Stansfield Close, Ben Rhydding, Ilkley, LS29

£575,000



A contemporary four bedroom semi-detached house located within a quiet cul-de-sac and in the much sought after residential area of Ben Rhydding. This superb family home offers flexible and generous accommodation and is set over three floors. In brief, the property comprises, to the ground floor, welcoming entrance hall, downstairs utility room with WC, a stunning open plan living/dining kitchen with a feature slate wall housing a contemporary gas fire and bi-fold doors opening out to the rear garden. To the first floor there are two double bedrooms one of which is currently being used as a dressing room, a single bedroom/nursery and a recently renovated family bathroom. On the top floor there is a spacious master bedroom with en suite, the room features a clever Velux balcony window that opens up with far reaching views to include the Cow and Calf Rocks. Externally the property enjoys a beautiful fully enclosed west facing rear landscaped garden, which offers a great deal of privacy and is of a generous size, single garage and private driveway providing parking. The property has also had planning approval for a double storey extension.

Ben Rhydding is situated to the south of the River Wharfe beneath the famous Cow and Calf Rocks. It has a delightful village feel and offers a number of local shops, post office, church, train station and the well regarded Ben Rhydding primary school. Ilkley town centre is located approximately one mile away and offers 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 the perfect location for countryside walks.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
otley@hunters.com | www.hunters.com



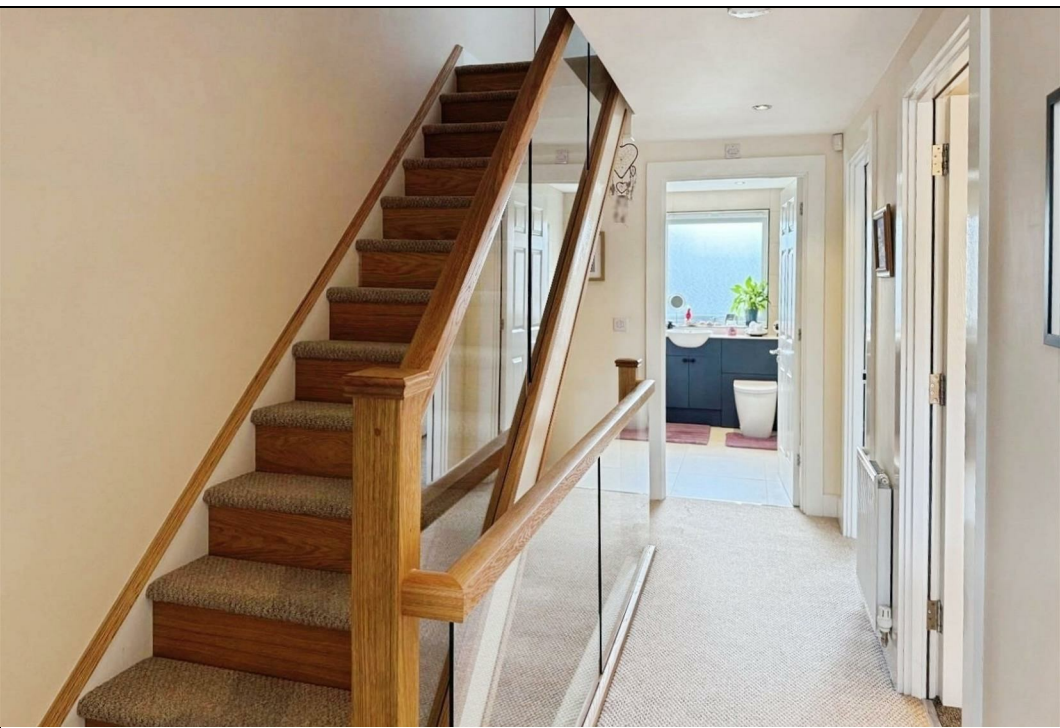
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KEY FEATURES

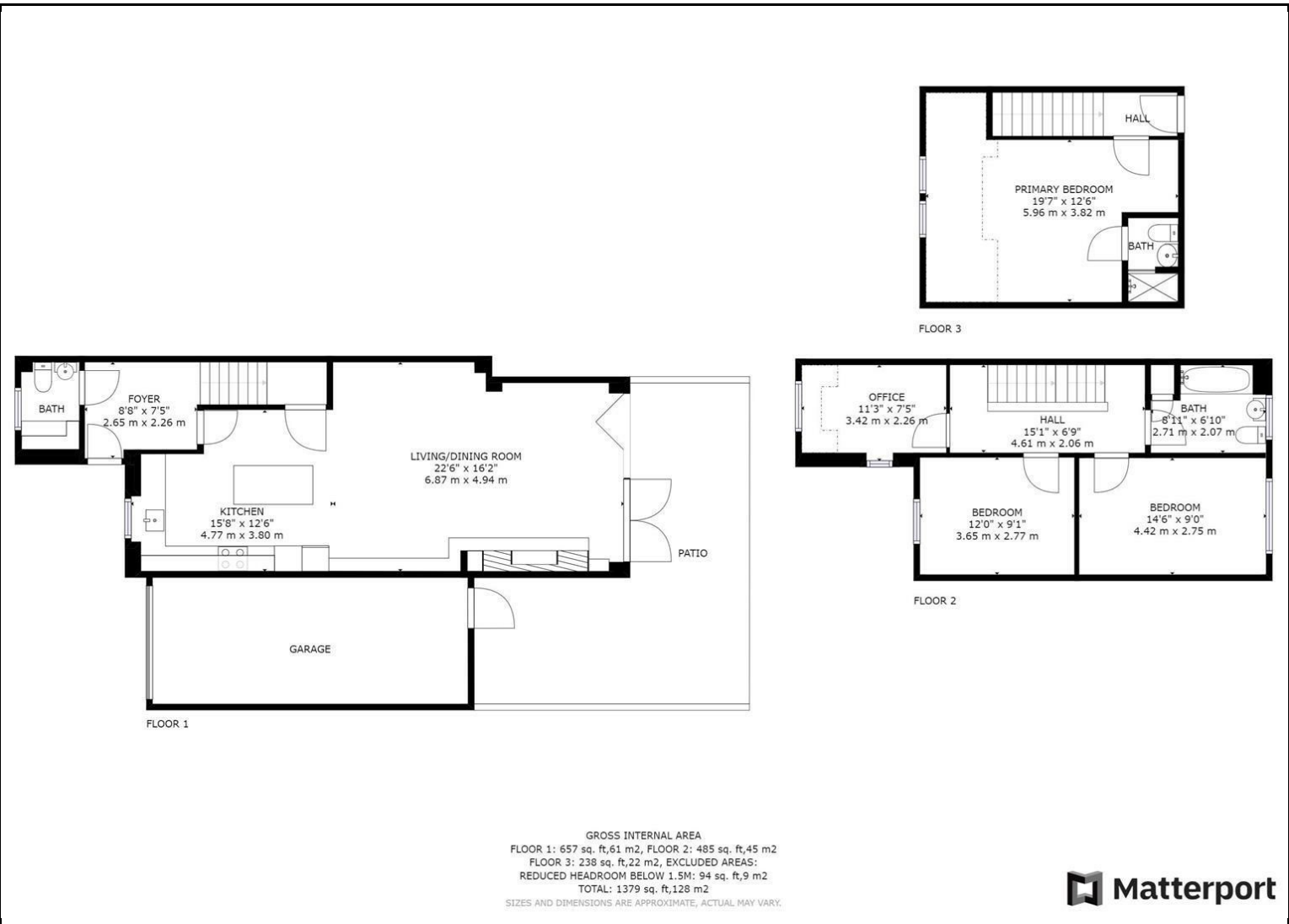
- FOUR BED SEMI DETACHED
- OPEN PLAN KITCHEN/DINNING
- MASTER BEDROOM WITH EN SUITE
- POPULAR CUL-DE-SAC LOCATION
- WEST FACING REAR LANDSCAPED GARDEN
- PLANNING APPROVAL FOR A DOUBLE STOREY EXTENSION OVER THE GARAGE
- GARAGE AND DRIVEWAY
- EPC RATING B
- NO CHAIN











GROSS INTERNAL AREA
FLOOR 1: 657 sq. ft, 61 m2, FLOOR 2: 485 sq. ft, 45 m2
FLOOR 3: 238 sq. ft, 22 m2, EXCLUDED AREAS:
REDUCED HEADROOM BELOW 1.5M: 94 sq. ft, 9 m2
TOTAL: 1379 sq. ft, 128 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	89	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

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AGENTS NOTES
Freehold

Bradford City Council
Tax band E

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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, of which 40 are located in Yorkshire. 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.