





**HUNTERS**<sup>®</sup>

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 3  2  1  B

# Stansfield Close, Ben Rhydding, LS29

## Offers Over £415,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

A contemporary three bedroom semi-detached house located within a quiet cul-de-sac and in the much sought after residential area of Ben Rhydding, backing onto open playing fields. This lovely family home offers flexible and generous accommodation and is set over two floors. In brief, the property comprises, to the ground floor, welcoming entrance hall, downstairs with WC, living room, open plan kitchen/dining with patio doors out to the rear garden. On the first floor there are two double bedrooms, a single bedroom and house bathroom. One of the rooms has a south facing balcony with views towards Ilkley Moor. Externally the property enjoys a fully enclosed rear garden, which offers a great deal of privacy and is of a generous size and private driveway providing parking. EPC rating B.

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.

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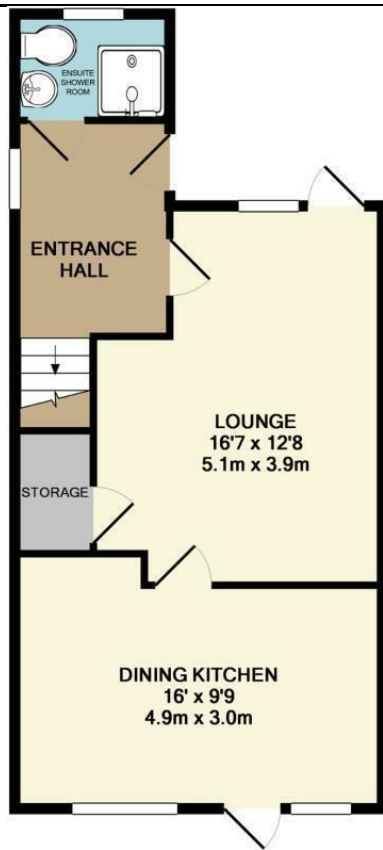


## KEY FEATURES

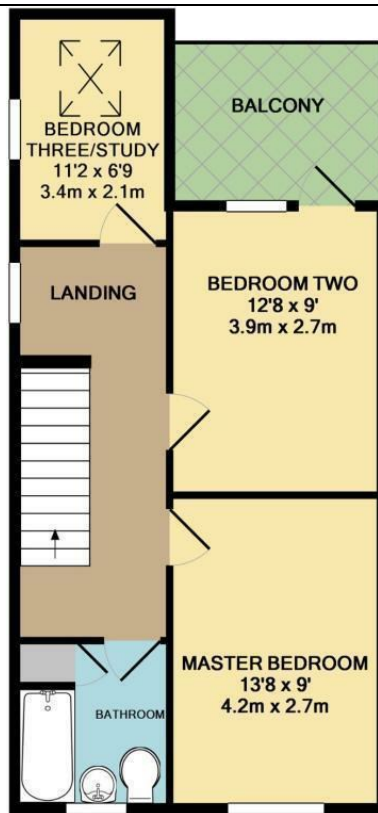
- THREE BEDROOMS
- SEMI DETACHED HOUSE
- WELL PRESENTED THROUGHOUT
- OPEN PLAN KITCHEN DINER
  - SOLAR PANELS
- SOUGHT AFTER DEVELOPMENT
  - ALLOCATED PARKING
  - ENCLOSED GARDEN
    - NO CHAIN
    - EPC RATING B







GROUND FLOOR  
APPROX. FLOOR  
AREA 482 SQ.FT.  
(44.8 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 480 SQ.FT.  
(44.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 962 SQ.FT. (89.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



**AGENTS NOTES**

Tenure: Freehold

Council Tax Band D, Bradford City Council

**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. 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>81</b>	<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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