



HUNTERS[®]
HERE TO GET *you* THERE

3 2 1 B

Stansfield Close, Ben Rhydding, LS29

£435,000



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.

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



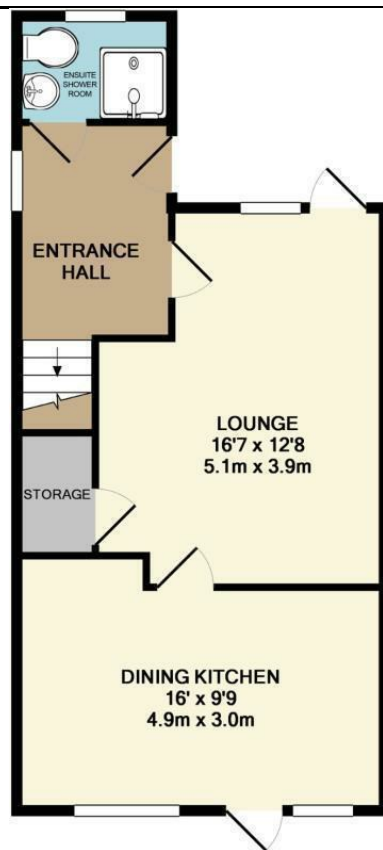
This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.

KEY FEATURES

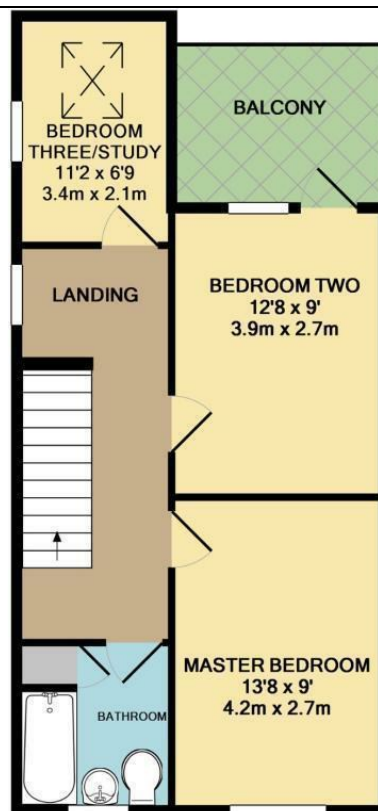
- THREE BEDROOMS
- SEMI DETACHED HOUSE
- WELL PRESENTED THROUGHOUT
- OPEN PLAN KITCHEN DINER
 - SOLAR PANELS
- SOUGHT AFTER DEVELOPMENT
 - ALLOCATED PARKING
 - ENCLOSED GARDEN
 - NO CHAIN
 - EPC RATING B







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

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 £36 (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.

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

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