



HUNTERS[®]

HERE TO GET *you* THERE



Sunset Drive

£1,395 Per Month

HUNTERS[®]
HERE TO GET *you* THERE

Situated on the charming Sunset Drive to the east of Ilkley, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests. (Adjoining annex not included in the Let)

The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. One of the standout features of this property is the parking space available for two vehicles, a rare find in many urban settings, providing you with added convenience and peace of mind.

Sunset Drive is a lovely location, offering a friendly community feel while being close to local amenities, schools, and parks. This property presents an excellent opportunity for anyone looking to settle in a desirable area. Don't miss the chance to make this charming home your own.

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



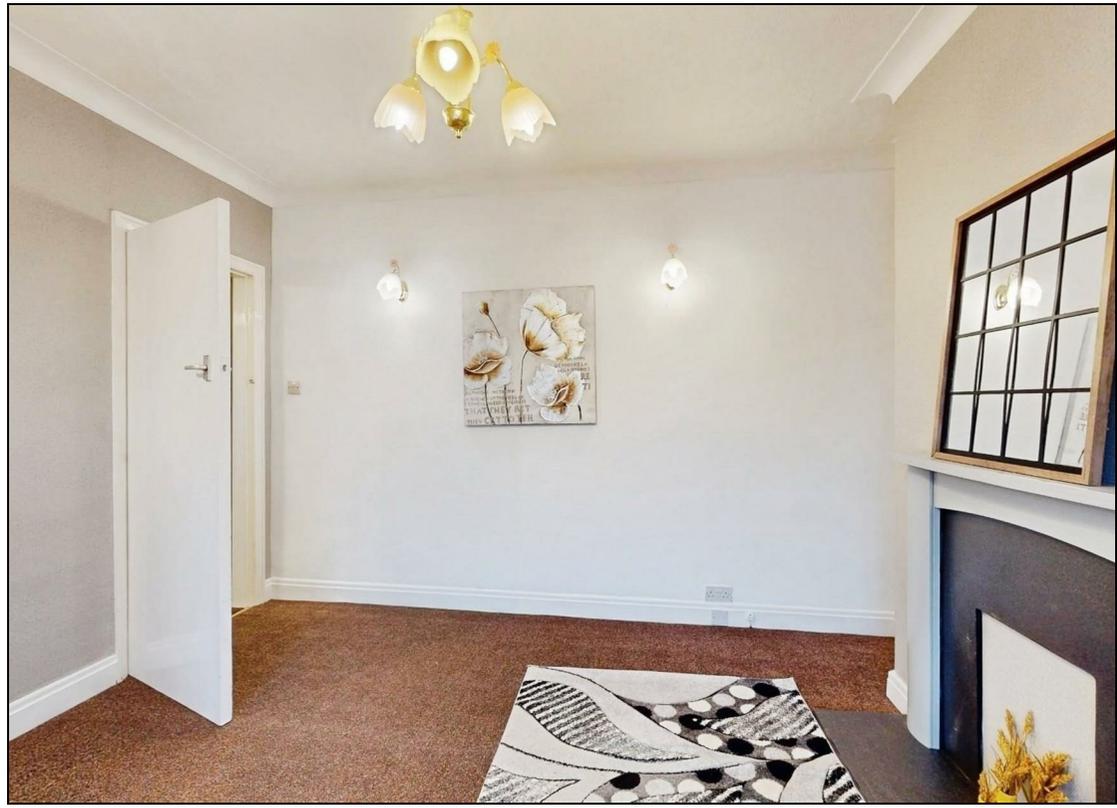
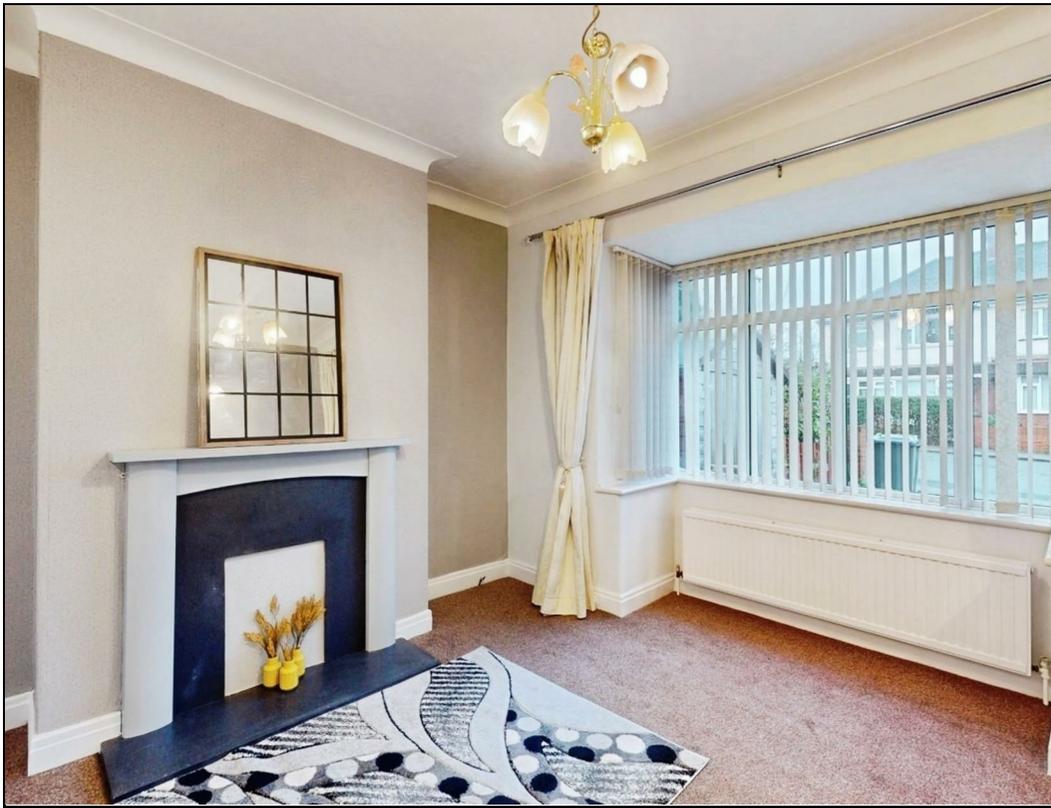
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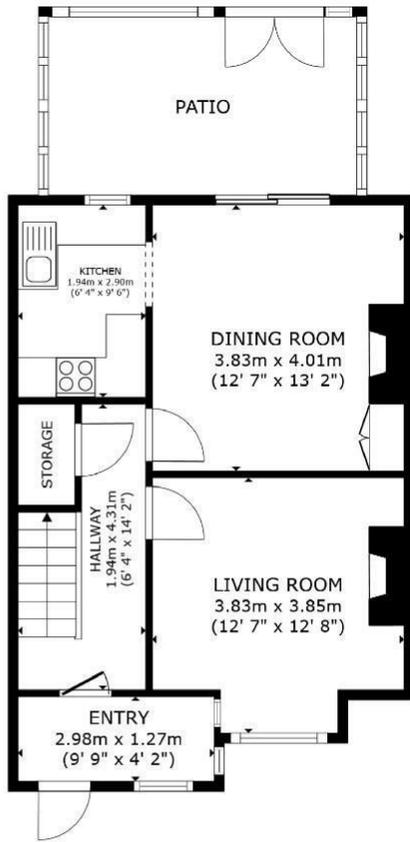
KEY FEATURES

- 3 spacious bedrooms
- House bathroom
- Cosy reception room
- Mid-terrace house
- Located on Sunset Drive
- Close to local amenities
- Easy access to transport
 - Ideal for families
- Viewing recommended
- Charming neighbourhood

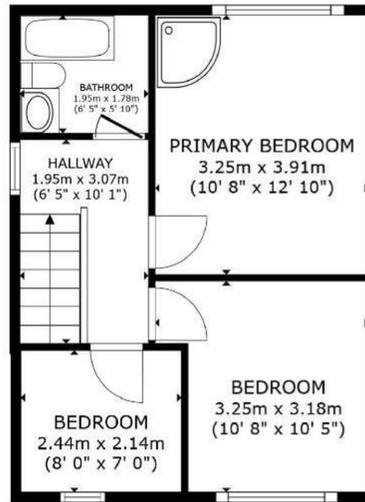






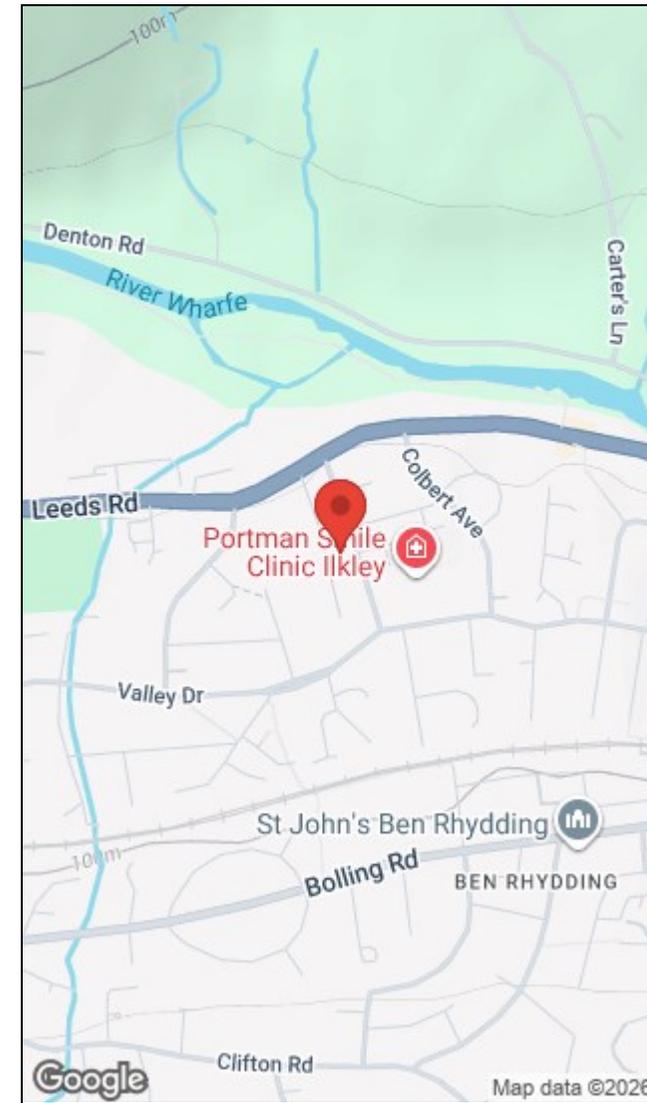


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 48.2 m² (519 sq.ft.) FLOOR 2 38.1 m² (411 sq.ft.)
 EXCLUDED AREAS : PATIO 12.6 m² (136 sq.ft.)
 TOTAL : 86.4 m² (930 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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