Hawthorne Grove, Burley in Wharfedale, Ilkley, LS29

THREE BEDROOMS | DETACHED HOUSE | OPEN PLAN LIVING SPACE | GARAGE
GARDENS TO FRONT AND REAR | CLOSE TO TRAIN STATION | POPULAR LOCATION | EPC RATING D

£1,050.00 | Per Calendar Month

Plus fees, please visit - www.hunters.com/tenantfees/otley.pdf for more info
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A contemporary detached family home, immaculately presented, having three bedrooms, house bathroom and generous gardens to the front and rear. The accommodation is well proportioned throughout, with a spacious dining/living room. There is also a well appointed kitchen. On the first floor there are three bedrooms a house bathroom and a useful storage cupboard. Located within a quiet cul de sac close to amenities, including well-regarding primary schools and train station. The property also benefits from having a garage and plenty off street parking. Sorry, no pets.

Burley in Wharfedale is a much sought after village which benefits from a selection of shops, pubs, restaurants, post office, primary schools, doctors surgery and a variety of sporting and recreational facilities. Regular rail links to Leeds/Bradford city centres and Ilkley make the village popular with commuters and there are bus services to Otley and also Harrogate. Ilkley is located less than 5 miles away and has a wide range of first class amenities including supermarkets, shops, restaurants and bars.

GROUND FLOOR
This property has central heating and UPVC double glazed windows throughout.

HALLWAY
Front door leading into the entrance hall, radiator and stairs leading up to first floor. Door into downstairs WC.

DOWNSTAIRS W/C
Wall mounted wash basin and low level WC.

DINING AREA/SITTING ROOM
8.03m (26’ 4”) x 3.66m (12’ 0”)
A through living room, dining room with windows to front and back of the property, radiators, attractive electric fireplace, TV point and telephone socket.

KITCHEN
4.42m (14’ 6”) X 2.11m (6’ 11”)
Window to the rear elevation, door into garage, heated towel rail, range of wall and base units with complementary work surfaces, space for dishwasher and washing machine, oven, gas hob with extractor over head, stainless steel sink with drainer, under counter fridge.

FIRST FLOOR

LANDING
Window to side elevation and storage cupboard.

BEDROOM ONE
4.44m (14’ 7”) x 2.65m (8’ 8”)
Window to front elevation, radiator, wardrobes.
BEDROOM TWO
3.51m (11' 6") x 2.64m (8' 8")
Window to rear elevation, radiator and wardrobes.

BEDROOM THREE
2.98m (9' 9") x 1.87m (6' 2")
Window to front elevation, radiator and fitted wardrobe.

BATHROOM
Opaque window to rear, low level wc, vanity unit with wash basin, walk in shower.

OUTSIDE
GARAGE
6.16m (20' 3") x 2.44m (8' 0")
Electric garage door, fridge/freezer, door to rear to garden.

GARDEN
To the front of the property is a parking up to the garage and lawn area with a side path to rear garden. To the rear is a large lawn garden with patio and decking area.

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.

LETTINGS * INVESTMENT * 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.

OPENING HOURS
Mon - Fri: 9.00am - 5.30pm
Sat: 9.30am - 5.00pm
Sunday viewings by appointment

FREE MARKET APPRAISAL
If you are thinking of selling or letting your home, Hunters would be pleased to provide free, no obligation sales, letting and marketing advice. Even if your home is outside our area, we can arrange a Market Appraisal through our national network of branches.
Hawthorne Grove, Burley in Wharfedale, Ilkley, LS29 | £1,100.00

Approximate Gross Internal Area
94 Sq M/1012 Sq Ft

Ground Floor
Kitchen
4.42 x 2.11
14’6" x 6’11"

Dining Area/Sitting Room
8.03 x 3.66
26’4" x 12’0"

Garage
6.16 x 2.44
20’3” x 8’0”

First Floor
Bedroom 1
4.44 x 2.65
14’7” x 8’8”

Bedroom 2
3.31 x 2.64
11’6” x 8’8”

Bedroom 3
2.98 x 1.87
9’9” x 6’2”

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER
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