



Stansfield Close | | Ilkley | LS29 8FF

£1,495 PCM

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A lovely modern family home situated on the edge of this popular development and within a short walk of Ben Rhydding train station, this property offers three / four bedroomed accommodation with an enclosed lawned garden to the rear. Carpets and curtains. Unfurnished.

- Modern Family Home
- Three Further Bedrooms
- Sitting Room
- House Bathroom
- Master Bedroom with En-Suite Shower Room
- Dining Kitchen
- Ground Floor Wet Room
- Enclosed Lawned Garden to the Rear

- EPC Rating B

## GROUND FLOOR

### RECEPTION HALL

9'0" x 6'9" (2.74 x 2.06)

### SITTING ROOM

16'10" x 12'7" (5.13 x 3.84)

### DINING KITCHEN

16'1" x 11'9" (4.9 x 3.58)

### WET ROOM

6'6" x 4'5" (1.98 x 1.35)

### FIRST FLOOR LANDING

### BEDROOM TWO

12'8" x 9'1" (3.86 x 2.77)

### BEDROOM THREE

13'11" x 9'1" (4.24 x 2.77)

### BEDROOM FOUR / STUDY

11'1" x 6'8" (3.38 x 2.03)

## HOUSE BATHROOM

8'8" x 6'7" (2.64 x 2.01)

## SECOND FLOOR LANDING

### MASTER BEDROOM

19'3" x 12'7" (5.87 x 3.84)

### EN-SUITE SHOWER ROOM

6'6" x 3'11" (1.98 x 1.19)

## GARDEN

## PARKING

## PETS

## NOTE

## ADDITIONAL NOTE

## AGENTS NOTES

## RENTAL PROCEDURE

## PAYMENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B	85	
(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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