



The Grove | Ilkley | LS29 9EE

Asking price £420,000

**TW** | TRANMER  
WHITE  
Trusted Estate Agents

**The Grove |  
Ilkley | LS29 9EE  
Asking price £420,000**

An impressive first and second floor maisonette with a private entrance from The Grove, and offering very spacious accommodation together with a large private enclosed roof garden. The property incorporates a central hallway with a cloakroom, an elegant sitting room, a sizeable dining kitchen, a principal bedroom with en suite shower room, two further bedrooms and a bathroom.

- Spacious Luxury Maisonette With Roof Garden
- Private Covered Entrance
- Elegant Sitting Room
- Principal Bedroom With En Suite Shower Room
- Partial Air Conditioning
- Superb Town Centre Setting
- Central Hallway & Cloakroom
- Fitted Dining Kitchen
- Two Further Bedrooms & Bathroom
- EPC Rating Awaited / Council Tax Band D

## **GROUND FLOOR**

### **Covered Entrance**

Approached via a wrought iron security gate and leading to:

### **Reception Hall**

With a travertine marble tiled floor and an elegant staircase leading to:

## **FIRST FLOOR**

### **Central Hallway**

With an understairs store cupboard and moulded ceiling cornice.

### **Cloakroom**

With a low suite wc and recessed spotlights.



An impressive first and second floor maisonette with a private entrance from The Grove, and offering very spacious accommodation together with a large private enclosed roof garden.



## Sitting Room

24'0" x 19'6" (7.32m x 5.94m)

A generous splayed bay window to the front elevation overlooking The Grove. A contemporary fitted gas fire, moulded ceiling cornice and recessed spotlights. Air conditioning unit.

## Breakfast Kitchen

12'4" x 11'0" (3.76m x 3.35m)

Fitted with an extensive range of base and wall units, stainless steel sink unit and coordinating work surfaces and splashbacks. Fitted electric oven, gas hob and a microwave cooker. Fitted fridge and freezer. Plumbing for a dishwasher and an integrated washer. Multipaned double doors leading to:

## Large Enclosed Roof Garden

18'6" x 15'0" (5.64m x 4.57m)

## SECOND FLOOR

### Landing

With recessed spotlights.

### Principal Bedroom Suite

Comprising:

#### Entrance Vestibule

Leading to:

#### Bedroom

16'0" x 15'0" (4.88m x 4.57m)

Window to the front elevation, overlooking The Grove. With a range of fitted wardrobes and store cupboards over. Decorative fireplace. Recessed spotlights. Air conditioning unit.

#### En Suite Shower Room

With a travertine tiled shower, low suite wc and a wash basin. Chrome heated towel rail and recessed spotlights. Fitted wall mirror.

#### Bedroom

12'6" x 11'0" (3.81m x 3.35m)

With recessed spotlights and a decorative fireplace.

#### Bedroom/Study

12'0" x 11'0" (3.66m x 3.35m)

With a Velux rooflight window and recessed wardrobes.

#### Bathroom

With a walk-in shower, panelled bath with a hand held shower attachment, low suite wc and a wash basin. Extensive travertine wall tiling. Recessed spotlights.



## Tenure

The property is held on the balance of a 999 year lease from 1999 at a peppercorn ground rent. The apartment owner is responsible for the maintenance of the upper part of the building and the roof and a half share of the cost of insuring the whole building.

## Ilkley

Voted The Sunday Times Best Place to Live in the UK 2022, Ilkley is renowned for its top schools, interesting independent shops and restaurants, its spectacular scenery and convenient rail links. Sports clubs offer excellent opportunities for young people and an energetic community spirit is at the heart of the town's high repute. Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley offers stunning natural beauty whilst still being a convenient base for the Leeds/Bradford/London commuter.

## Council Tax

City of Bradford Metropolitan District Council Tax Band D

## Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

## Mobile Signal/Coverage

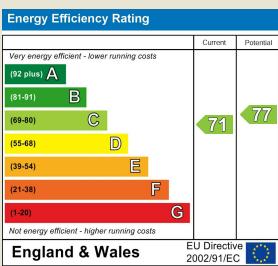
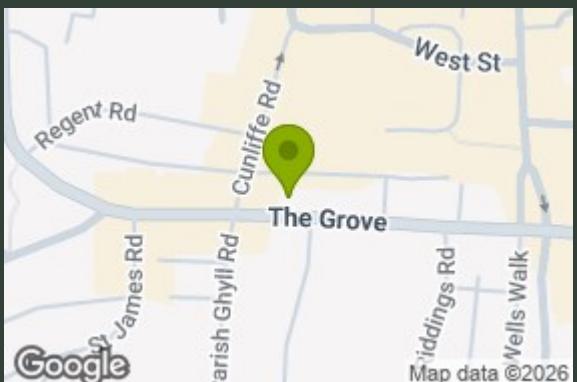
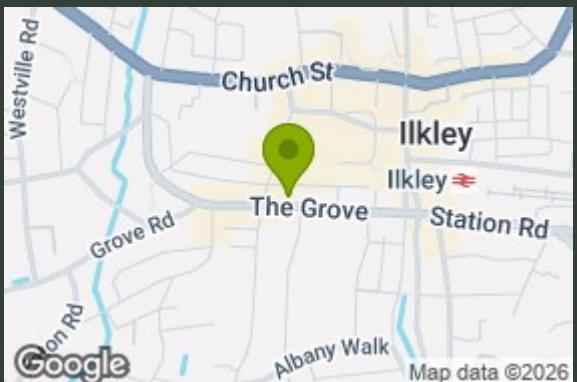
The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.



The property incorporates a central hallway with a cloakroom, an elegant sitting room, sizeable dining kitchen, principal bedroom with en suite shower room, two further bedrooms and a bathroom.



139 Bolling Road  
Ben Rhydding  
Ilkley  
West Yorkshire  
LS29 8PN

01943 661141

ilkley@tranmerwhite.co.uk  
<https://www.tranmerwhite.co.uk/>