



Apartments 1, 2 & 3

107 Leeds Road | | Ilkley | LS29 8EG

Guide price £375,000

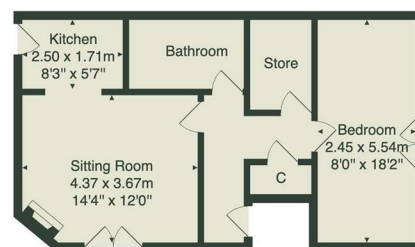
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Key features

- Freehold Residential Investment Property
- Currently Producing £27,420pa (Gross)
- Converted To A High Standard
- Short Walk To Ilkley Town Centre & Riverside Walks
- Flat 1 EPC Rating D / Council Tax Band B
- Flat 2 EPC Rating C / Council Tax Band A
- Flat 1 EPC Rating D / Council Tax Band A
- Three Off Road Parking Spaces

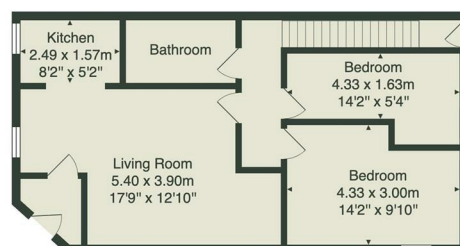
Description

RESIDENTIAL INVESTMENT - A handsome stone built end of terrace building which has been skilfully converted to create three self contained flats, all of which are let to established tenants. The property is offered for sale on a freehold basis subject to existing tenancies. The current gross rental is £27,420pa. The first floor flat provides spacious two bedroomed accommodation and enjoys fine views towards Ilkley Moor. Similarly the ground floor property provides two bedroomed accommodation whilst at lower ground floor level there is a generous one bedrooms flat. There are three off road parking spaces to the east side of the property.



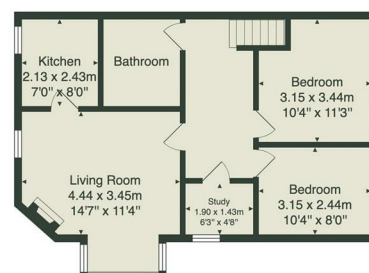
Total Area: 51.8 m² ... 558 ft²

All measurements are approximate and for display purposes only. Any liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the property. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.



Total Area: 61.4 m² ... 661 ft²

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Total Area: 60.9 m² ... 655 ft²

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FLAT 1

Located at first floor level and with its own independent access from the east side elevation, the property, with gas central heating, briefly comprises:

Central Hall

Sitting Room

15'0" x 11'4" plus 6'6" x 3'6"

Fitted Kitchen

8'0" x 7'0"

Study

6'3" x 4'8"

Bedroom 1

10'4" x 8'0"

Bedroom 2

11'0" x 10'6" (max)

Bathroom

FLAT 2

Located on the ground floor and with its own independent access from the west side elevation, the property, with gas central heating, briefly comprises:

Entrance Vestibule

Leading to:

Sitting Room

17'6" (max) x 12'9"

Kitchen

8'2" x 5'10"

Bedroom 1

14'2" x 9'0"

Bedroom 2

14'0" x 6'8" (max)

Bathroom

FLAT 3

Located on the lower ground floor and with its own independent access from the front elevation, the property, with electric heating, briefly comprises:

Covered Porch Area

Inner Hallway

Sitting Room

14'4" x 11'9"

Kitchen

8'3" x 5'8"

Bedroom

18'2" x 8'0"

Store

7'4" x 5'0"

Bathroom

OUTSIDE

Garden Area

There is a gravelled area to the front of the property.

Parking

There are three parking spaces to the east side of the building.

TENURE & TENANCIES

The property is offered for sale on a freehold basis subject to the three assured shorthold tenancies currently in place.

Flat 1 is let at £895.00 per calendar month, for an initial 12 months from 24 December 2024 and is now continuing to the same tenants on a periodic basis.

Flat 2 is let at £840.00 per calendar month, for 12 months from 28 July 2025.

Flat 3 is let at £550.00 per calendar month, for an initial 12 months from 2 December 2023 and is now continuing to the same tenant on a periodic basis.

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. Flat 1 is assessed as Band B for Council Tax purposes. Flats 2 & 3 are assessed as Band A.,

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>

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.

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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	57	72
England & Wales		EU Directive 2002/91/EC 



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