

The Rhyddings

Riddings Road | | Ilkley | LS29 9LU

Asking price £330,000

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The apartment retains a wealth of original features, including high ceilings, deep skirting boards and ornate moulded ceiling cornices, adding character and elegance throughout.

The accommodation begins with an entrance porch leading into an elegant reception hall. The spacious sitting room is a particular highlight, featuring a generous bay window overlooking the garden and providing a wonderful space for relaxation and entertaining. The principal bedroom has an en-suite shower room.

To the lower ground floor, a versatile additional room offers excellent flexibility and adjoins a further shower room.

Externally, the property benefits from a delightful enclosed private garden, thoughtfully arranged with a lawn, a flagged patio ideal for outdoor dining and entertaining, a further stone seating area and a summer house. Mature shrub hedging creates a high degree of privacy, providing a peaceful outdoor retreat. A private parking space to the rear of the property further enhances the appeal.

Ideally situated, The Rhyddings enjoys a convenient location just a short stroll from The Grove and Ilkley railway station, making it well placed for access to local amenities and transport links.

- A deceptively spacious ground floor duplex apartment
- Spacious entrance hall and elegant sitting room
- Kitchen
- Main bedroom and en-suite shower room
- Further Bedroom and shower room
- Versatile Additional Room Plus Shower Room To The Lower Ground Floor
- Delightful enclosed garden & Parking
- Situation a short stroll from The Grove

GROUND FLOOR

Entrance Porch
8' x 4'2" (2.44m x 1.27m)
A timber framed entrance porch with a quarry tiled floor.

Elegant Reception Hall
15'11" x 7'4" (4.85m x 2.24m)
A spacious and welcoming reception hall with moulded ceiling corning. Stairs to the lower ground floor.

Sitting Room
18'9" x 16'4" (5.72m x 4.98m)
An spacious sitting room with a generous square bay window to the side elevation and a further window to the front elevation allowing lots of natural light to flow in. Ornate fireplace with an open fire and tiled hearth. Ornate moulded ceiling cornicing and picture rail.







Combining generous, flexible accommodation, attractive Victorian features, a private garden and off-street parking, this appealing apartment offers a distinctive home in a sought-after Ilkley location.











Bedroom One
16'6" x 15'01" (5.03m x 4.60m)
A generous splayed bay window to the front elevation. Ceiling rose and picture rail. Triple wardrobe.

Ensuite Shower Room
6'10" x 3'3" (2.08m x 0.99m)
Fitted with a suite comprising a tiled shower stall, pedestal wash basin and low suite w.c. Part tiled walls and heated towel rail.

Bedroom Two
11'5" x 8'4" (3.48m x 2.54m)
Window to the side elevation. Useful cupboard and built in shelving.

Shower Room
11'2" x 6'8" (3.40m x 2.03m)
A good sized shower room with a tiled shower stall, pedestal wash basin and low suite w.c. Fitted cupboards. Heated towel rail.

Kitchen
10'10" x 8" (3.30m x 2.44m)
Fitted with a range of base and wall units, coordinating work surfaces incorporating a sink unit and tiled splash backs. Integrated fridge freezer, Firenzi single oven, ceramic hob with a hood over. Plumbing for a washing machine. Cupboard housing the gas fired central heating boiler. Two windows to the side elevation. Tiled floor.

LOWER GROUND FLOOR

Inner Hall

Cloakroom
With a low suite w.c. and pedestal wash basin.

Additional Room
12'10" x 12'06" (3.91m x 3.81m)
Window to the front elevation. Fitted cupboards.

Shower Room
Fitted shower stall.

OUTSIDE

Garden
The is a delightful enclosed garden with a lawned area edge by mature shrub borders. There is a paved seating area ideal for outside relaxation and a stone seating area. Summer house.

Parking
To the rear of the property there is a parking space.











Tenure
We understand the property is held on a 999 year lease dated from 1983.

Service Charge
There is no set service charge. Maintenance of the building is the responsibility of the three leaseholders withing the building and costs are split evenly three ways.

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.

Council Tax
City of Bradford Metropolitan District Council Tax Band

Offer Acceptance & AML Regulations
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.
Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.
Please note that the property will not be marked as “sold subject to contract” until appropriate identification has been provided and all AML checks have been fully completed.

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



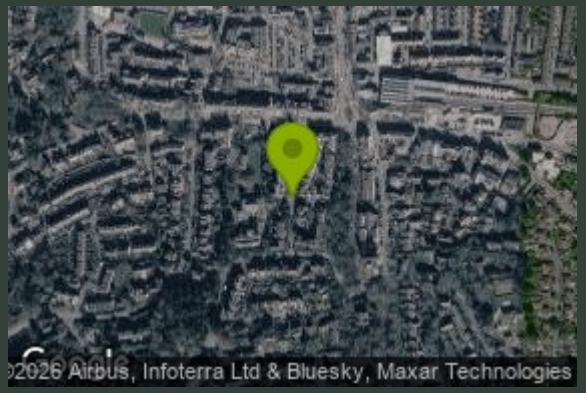


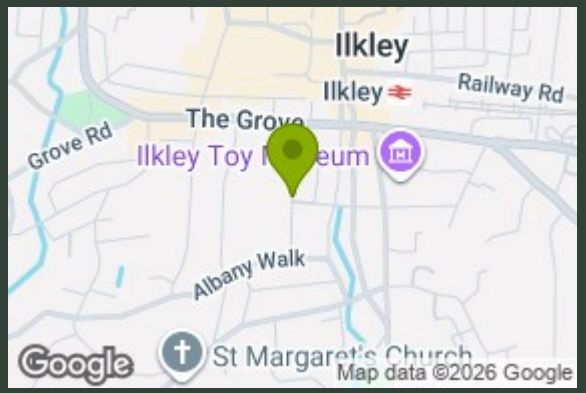
A light and airy two bedroomed apartment set in a delightful enclosed garden and with off road parking.

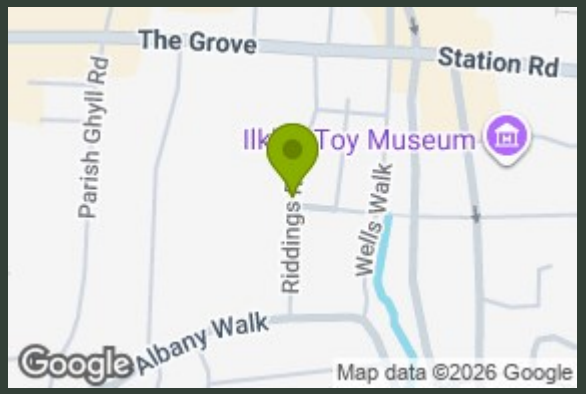








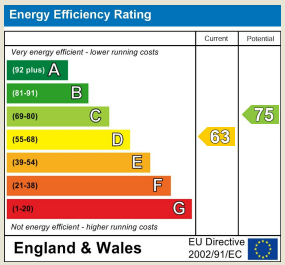






TOTAL FLOOR AREA : 1183sq.ft. (109.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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