



# Rombald Grange

Crossbeck Road | | Ilkley | LS29 9JL

£249,950

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Ilkley | LS29 9JL

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A smart two bedroomed duplex apartment forming part of Rombald Grange which was converted in 2004. The apartment has its own private entrance and a dedicated parking space. Situated in an elevated position a short walk from the centre of Ilkley and the train station. The layout in brief comprises spacious entrance hall, sitting room, dining kitchen, two bedrooms and a shower room. Allocated parking space and ample visitor parking.

- Private Entrance
- Two bedrooms
- Allocated parking and extra visitor spaces
- Apartment living over two floors
- Upgraded shower Room
- Recently fitted windows

## GROUND FLOOR

### Entrance Hall

7'02 x 4'06 (2.18m x 1.37m)

Private entrance, solid wood entrance door opening onto a spacious hall area with useful coat and shoe storage

### Sitting Room

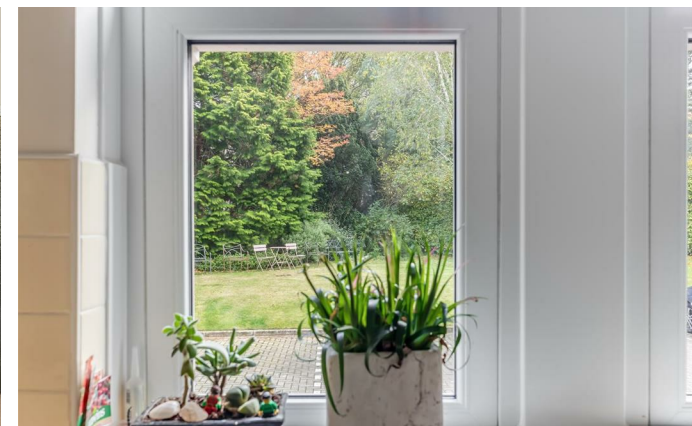
15'07 x 15'04 (4.75m x 4.67m)

A lights and spacious room with a window to the side elevation and stairs down to the bedroom and shower room. Opening directly onto the kitchen;

### Kitchen

10'04 x 7'01 (3.15m x 2.16m)

A range of shaker style wall and base units with coordinating wood effect work tops, tiling to the splash backs and one and a half bowl stainless steel sink and drainer. A range of integral appliances to include a ceramic hob, oven, fridge, freezer, dishwasher and washing machine. A South facing window to the front elevation, spotlights to the ceiling and a laminate floor.





Forming part of Rombald Grange which was converted into apartments in 2004. With its own private entrance and allocated parking.



### Bedroom Two

8'0 x 5'9 (2.44m x 1.75m)

With windows to the front and rear elevations.

### STAIRS TO THE LOWER GROUND FLOOR

### Bedroom

15'05 max x 10'5 (4.70m max x 3.18m)

With French doors to the side elevation leading to a sunken patio area. Spacious walk in wardrobe.

### Shower Room

Recently updated, a stylish shower room with matt black fittings. A concealed unit WC, walk in shower area, wash basin, heated towel rail, spotlights and ceiling extractor fan. Fully tiled walls and floor area. Useful airing cupboard off.

### Parking

Allocated parking for one vehicle. Ample visitor parking.

### Leasehold Information

999 year lease commencing in 2004. Ground rent £517.93

Watson property management

Service charge £1,542.38 per annum

Ground rent fixed until 2029

### 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.

### 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 C.

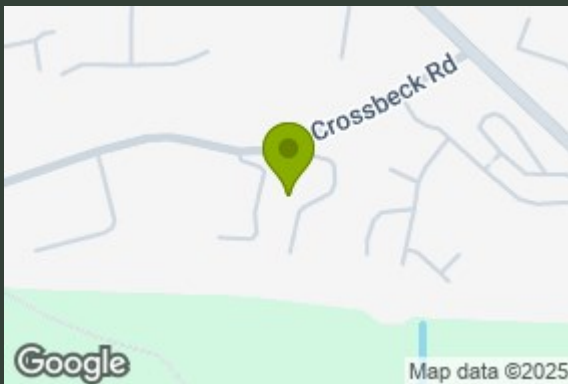
### Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link:

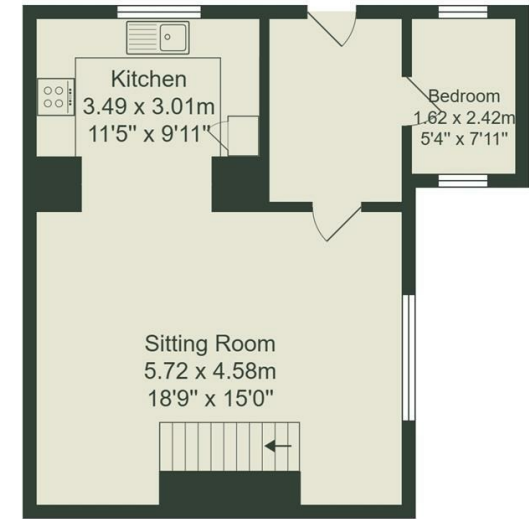
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### 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.



Lower Ground Floor

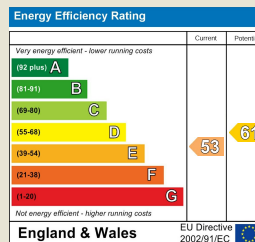


Ground Floor

Total Area: 78.0 m<sup>2</sup> ... 840 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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