



Flat 4

Leeds Road | | Ilkley | LS29 8EG

Asking price £125,000

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Trusted Estate Agents

Flat 4

105 Leeds Road |

Ilkley | LS29 8EG

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This superb one bedroomed apartment is situated within a short walk of Ilkley town centre. The owners have recently undertaken renovation works and this apartment now offers 'ready to move in accommodation'. The layout briefly comprises; Private entrance door to a kitchen, sitting room with a feature fireplace and dual aspect. Double Bedroom with fitted wardrobes and ensuite shower facilities. Stunning views towards Ilkley Moor.

- EXCLUSIVE OFF ROAD PARKING
- Views towards Ilkley Moor SPACE
- Walking distance to town centre
- Immaculate presentation
- Private Entrance
- En suite included [shower room]
- Fitted mirror wardrobes in the bedroom

With electric heaters and double glazing, the accommodation comprises:

Entrance

Private Upvc and glazed entrance door leading directly into the kitchen.

Kitchen

13'02 x 5'10 (4.01m x 1.78m)

A range of wall and base units with coordinating work tops and tiling to the splash areas. Stainless steel sink and drainer with a mixer tap over. A range of appliances to include an integrated oven with a ceramic hob and extractor hood over. Hot point washer and fridge.

Sitting Room

15'09 x 13'01 (4.80m x 3.99m)

With dual aspect windows enjoying some lovely views toward Ilkley moor. A feature fireplace with stone hearth and lintel over. Electric stove style fire inset. Cupboard to the recess housing the meters.



A one bedroomed lower ground floor apartment in excellent condition. Off street parking space.

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Bedroom

10'11 x 8'07 (3.33m x 2.62m)

A full wall of fitted sliding wardrobes, a cupboard providing useful airing space and a window to the side elevation.

Ensuite Shower Room

8'09 x 3'02 (2.67m x 0.97m)

Shower cubicle, pedestal washbasin and WC. Tiling to the splash areas and a fitted mirror. Tile effect flooring.

Parking space

Exclusive use allocated parking space to the front of the property.

Council Tax

City of Bradford Metropolitan District Council Tax Band A.

Tenure

The property is sold by way of a lease commencing in 1991 for a period of 150 years. The landlord insures the building subject to a reasonable contribution from each leaseholder. Flat 4 is responsible for maintaining its own part of the building and is liable to pay half the costs of maintaining and repairing the bottom half of the building only which includes the foundations.

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

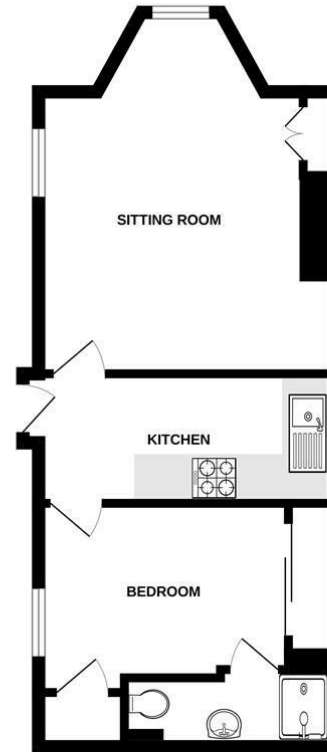
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

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.



GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 441 sq.ft. (41.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	77
EU Directive 2002/91/EC			

139 Bolling Road
Ben Rhydding
Ilkley
West Yorkshire
LS29 8PN
01943 661141

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