



# Apartment 3

Grove Road | | Ilkley | LS29 9QF

Offers in excess of £450,000



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A superb two-bedroom apartment occupying a highly sought-after position just a level walk to the west side of Ilkley town centre.

Beautifully presented throughout, the apartment enjoys stunning long-distance views and offers spacious, well-planned accommodation. Positioned on the ground floor to the front and elevated to the rear, the property benefits from balconies that take full advantage of the picturesque outlook.

The accommodation briefly comprises a large open-plan living, dining and kitchen area, an inner hallway with utility room off, a generous principal double bedroom with en-suite facilities, a further double bedroom, and a contemporary house bathroom.

Approached via electric gates, the development benefits from two allocated parking spaces and attractive communal gardens.

- Luxury Apartment
- Two bedrooms
- Balcony with far reaching views
- Two parking spaces
- Open plan living space
- Principal with ensuite facilities and fitted furniture
- Electronic gated entry

## Communal Entrance Hall

## Living Room

14'7" x 17'1" (4.47 x 5.23 )

## Dining Room

13'6" x 22'2" (4.14 x 6.78 )

## Kitchen

8'7" x 12'11" (2.62 x 3.94)

## Inner Hallway

24'0" x 4'7" (7.34 x 1.41 )

## Bedroom

13'3" x 19'3" (4.06 x 5.88 )

## Ensuite

8'11" x 5'1" (2.72 x 1.55 )

## Bedroom

10'7" x 12'0" (3.24 x 3.67 )

## Bathroom

8'11" x 6'2" (2.72 x 1.88 )

## Laundry Room

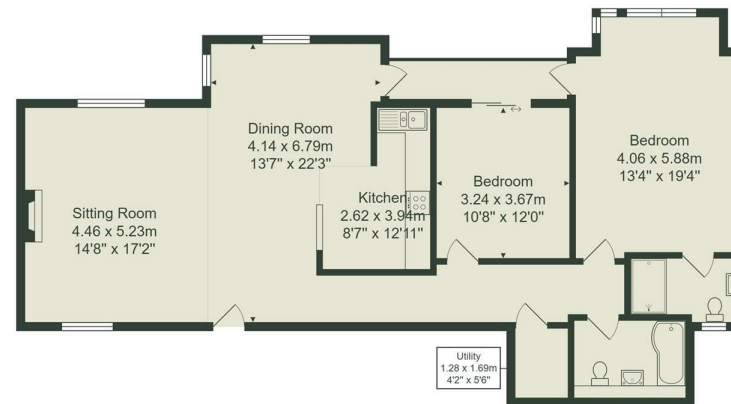
## Balcony

## Outside

## Please Note

## Mobile Signal/Coverage

## Offer Acceptance & AML Regulations



Total Area: 113.7 m<sup>2</sup> ... 1223 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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