



The Spa | The Grove | Ilkley | LS29 9NQ

Asking price £399,000

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WHITE**
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6 The Spa | The Grove |
Ilkley | LS29 9NQ
Asking price £399,000

A comprehensively renovated two double bedrooomed apartment appointed to an incredibly high standard throughout and including a secure underground parking space, enjoying an idyllic outlook over the bandstand and The Grove.

- Lift & Stair Access
- Immaculate Recently Renovated Accommodation
- Two Double Bedrooms
- High Quality Fixtures & Fittings Throughout
- Secure Underground Parking Space
- Beautiful Outlook

With gas central heating, the accommodation comprises:

Ground Floor

Communal Entrance

With lift and stair access to the upper and lower floors.

Second Floor

Private Entrance Hall

9'9 (max) x 9'8 (2.97m (max) x 2.95m)

An inviting entrance hall with LVT flooring, low level LED guide lighting, track spot lights, useful fitted store cupboard and telecom entry system.



Situated on the second floor of this highly regarded, purpose built development, 6 The Spa offers exceptional, creatively designed accommodation.



Cloakroom

5'6 x 4'0 (1.68m x 1.22m)

Including a hand wash basin, w.c, high quality tiling and motion sensitive lighting.

Living Area & Dining Kitchen

20'9 x 14'0 (6.32m x 4.27m)

Living Area

A light, airy and spacious living area featuring two wall light points, LVT flooring and a V shaped window offering a beautiful outlook over the bandstand and towards The Grove.

Dining Kitchen

Adjoining the living area and comprising an extensive range of base and wall units with coordinating quartz worktops plus concealed lighting. A range of larder style units provide an abundance of additional storage. Integrated appliances include an oven, four ring induction hob with hood over, fridge/freezer, dishwasher and washer/dryer. The dining kitchen offers a real sense of space with a dual aspect and an antique mirrored wall.

Bedroom

11'11 x 11'5 (max) (3.63m x 3.48m (max))

An ample double bedroom enjoying a Westerly aspect.

Bedroom

10'7 x (3.23m x)

A further double bedroom again benefitting from a Westerly aspect.

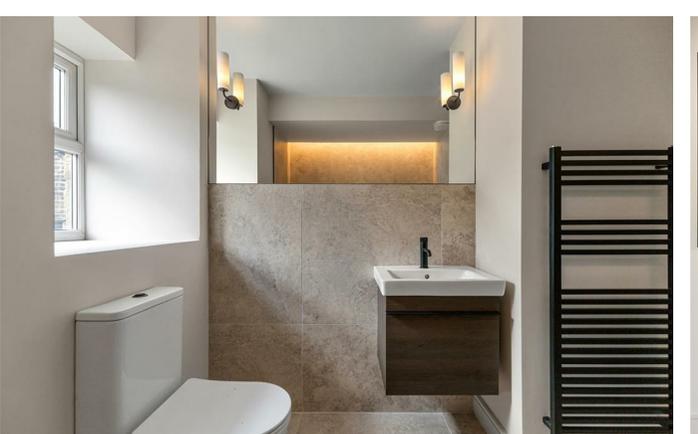
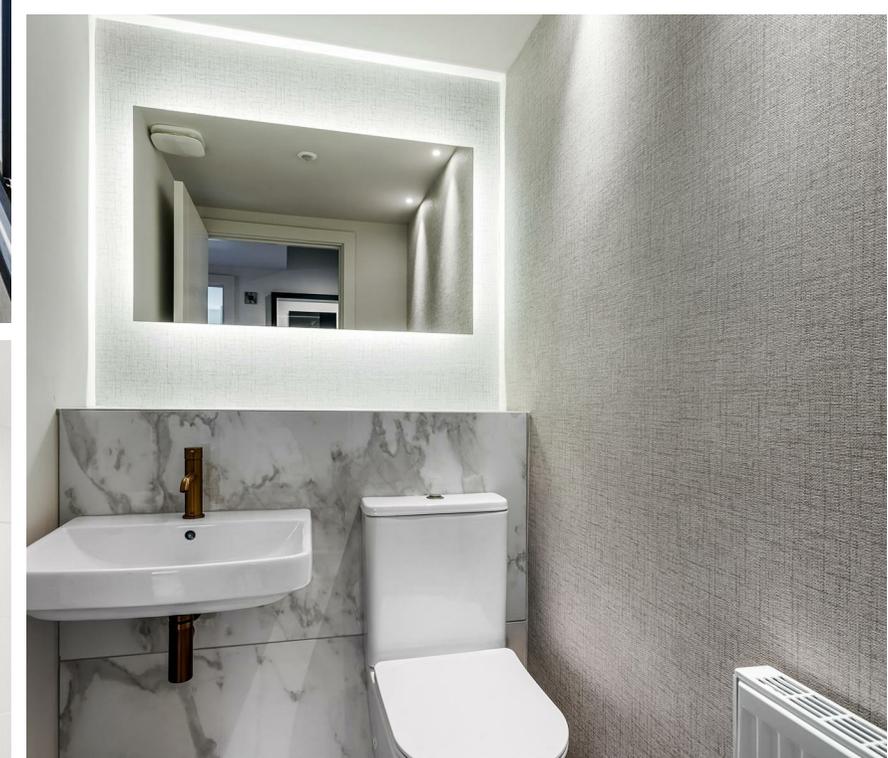
Bathroom

10'8 x 7'8 (3.25m x 2.34m)

An outstanding bathroom appointed to an excellent standard, comprising a bath, walk-in rainfall shower with sliding glass screen, hand wash basin within vanity unit, heated towel rail and a window to the rear elevation.

Parking

The apartment includes a secure underground parking space that can be accessed via the lift.



Tenure

We are informed the property is held on a 999 year lease dated from 1st January 1992.

Service Charge

We are informed the current service charge amounts to £2528.71 per annum.

Council Tax

City of Bradford Metropolitan District Council Tax Band D.

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.

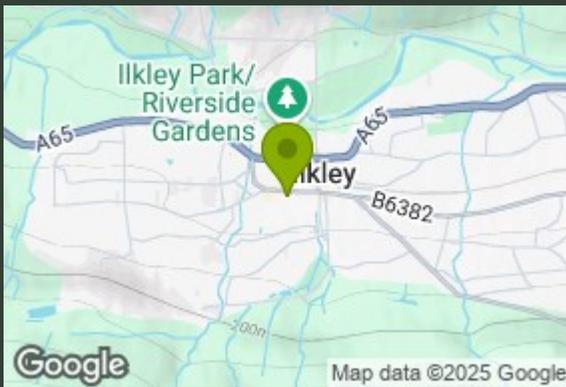
Please Note

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.





APARTMENT 6, THE SPA
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA: 708 sq.ft. (65.8 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		
(92 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		
	76	80
England & Wales	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/>