Cowpasture Road | | Ilkley | LS29 8RQ

£175,000

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FLAT 6

Cowpasture Road |
Ilkley | LS29 8RQ
£175,000

Standing on the edge of Ilkley Moor and forming part of this detached Victorian building, this first floor apartment offers spacious and bright accommodation.
The accommodation in brief comprises a communal entrance hall with stairs leading to the first floor. private hallway, large sitting room with views across towards Middleton, a recently upgraded kitchen, two double bedrooms and a generous bathroom. Outside there is a parking space.

- NO CHAIN
- First floor apartment
- Walking distance to the town centre
- On the edge of Ilkley Moor
- Two bedrooms
- Parking
- Far reaching views

Ground floor

Communal Entrance
With stairs to the first floor.

First Floor

Entrance Hall
A generously sized entrance hall with luxury vinyl tiled flooring and steps with doors leading off.

Bathroom
10'05 x 8'10 (3.18m x 2.69m)
A well equipped bathroom with luxury vinyl tiled flooring and a window to the rear, comprising: vanity wash basin unit, bath with shower over and W.C. Tiling to the splash areas.

Utility Cupboard
Incorporated within the Bathroom, this Utility Cupboard has plumbing for a washer dryer and space for a freezer. The space also offers handy work top space.

Bedroom
14'10 x 9'02 (4.52m x 2.79m)
A double bedroom with a window to the rear elevation as well as a door to the fire escape.

Standing on the edge of the moors and forming part of this detached Victorian building, this first floor apartment offers spacious and bright accommodation.

Bedroom
10'11 x 9'01 (3.33m x 2.77m)
A further double bedroom with one window to the rear elevation, and one to the side.

Kitchen
7'05 x 6'01 (2.26m x 1.85m)
Boasting a range of wooden base and wall units, accompanied by a quartz worktop and upstand as well as a large window to the side. Appliances include: Bosch oven and four ring induction hob and extractor fan, integrated fridge and one and a half bowl recessed sink and drainer. With spotlights and luxury vinyl tiled flooring, the Kitchen also houses the boiler.

Sitting Room
12'09 x 19 (3.89m x 5.79m)
A well proportioned room with a gas fire with marble surround and hearth as well as a media wall and fitted shelving. Two windows to the front elevation, and one to the side allow for plenty of natural light, and provide fantastic views over the valley .

Cellars
Access to a very spacious communal store cellar.

Tenure
We are informed that the property is leasehold with the balance of a 999 year lease.

Service Charge
We are informed by the clients that the current annual service charge is £1600 and Includes the building insurance, cleaning, fire alarm/emergency lighting, gardening and window cleaning.

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.

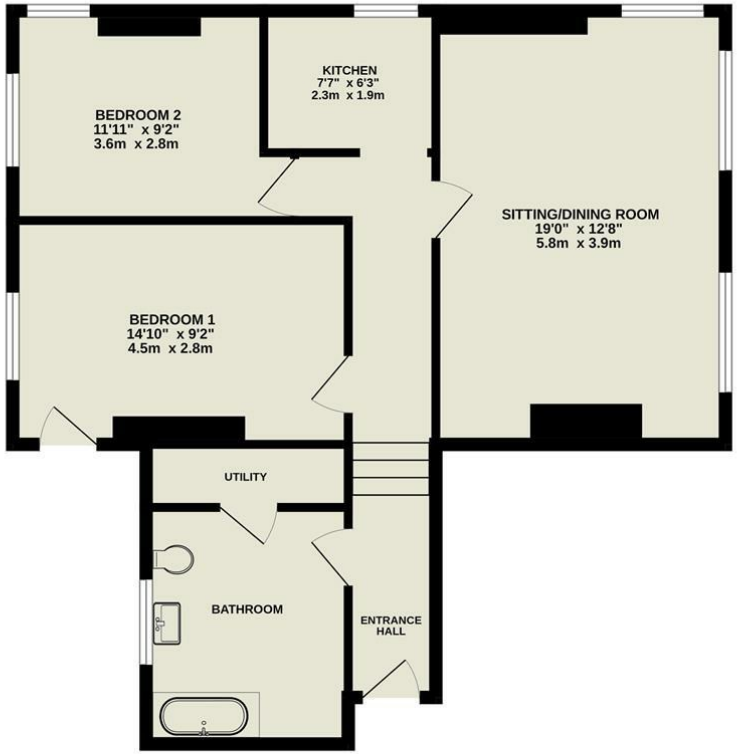
Council Tax
City of Bradford Metropolitan District Council Tax Band A.

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.

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

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.

6, ROCKWOOD
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA : 731 sq.ft. (67.9 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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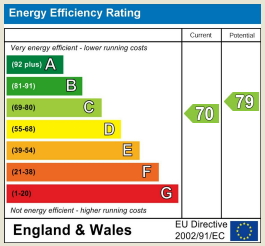

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