



Flat 1, 11 Mount Pleasant | Ilkley | LS29 8TW

Asking price £249,500

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Flat 1, 11 Mount Pleasant |  
Ilkley | LS29 8TW  
Asking price £249,500

A delightful and self contained apartment with a private west facing garden, its own entrance and excellent off road parking, in a particularly convenient setting within a short walk of the town centre and transport services to Leeds & Bradford.

- Smartly Presented Apartment
- Modern Kitchen
- Modern Bathroom
- Allocated Parking Space
- Spacious Sitting Room
- Two Good Sized Bedrooms
- Private Garden
- Convenient Location from the town centre

#### LOWER GROUND FLOOR

##### Spacious Reception Hall

With its own private entrance via a part glazed entrance door. Wooden floor and recessed spotlights. Useful store cupboard

##### Sitting Room

16'10" x 15'0" (5.13m x 4.57m)

With an impressive fireplace having a wooden surround, stone interior and hearth and housing a gas fired stove. Ample space for a dining table. Two windows overlook the private rear garden.

##### Kitchen

11'3" x 7'0" (3.43m x 2.13m)

Equipped to a high standard with a stainless steel sink with a mixer tap and an extensive range of fitted base and wall units incorporating cupboards, drawers and heat resistant work surfaces. Integrated appliances include a double oven, gas hob with filter hood over, dishwasher and automatic washer/dryer and a fridge and freezer. Recessed spotlights.



This smartly presented apartment is located only a short distance from the town centre amenities. The accommodation offers a spacious sitting room, modern kitchen, two good sized bedrooms and impressive bathroom. Outside there is a delightful private garden, ideal for outside relaxation and allocated parking.



### **Bedroom 1**

12'0" x 11'0" (3.66m x 3.35m)

With a French window leading onto a small courtyard area to the front of the property.

### **Bedroom 2**

14'7" x 8'10" (4.45m x 2.69m)

With a French window leading onto a small courtyard area to the front of the property.

### **Bathroom**

With a modern white suite comprising a panelled bath having a shower over, wash basin with drawers beneath and a low suite wc. Recessed spotlights and an extractor fan. Ceramic tiling to the walls and floor.

### **OUTSIDE**

#### **Parking**

There are two allocated parking space to the front of 11 Mount Pleasant.

#### **Garden**

Apartment 1 is approached via external steps to the side of the building. This leads to a lovely private west facing garden for the exclusive use of the residents of this apartment. The garden includes a stone terrace, lawn, flower beds and shrubs and enjoys a high degree of privacy.

#### **Tenure**

We are informed that the property is Leasehold with the balance of a 999 year lease from 1st January 2012. The Ground Rent is £1 per annum.

#### **Service Charge**

The annual service charge is £500.

#### **Council Tax**

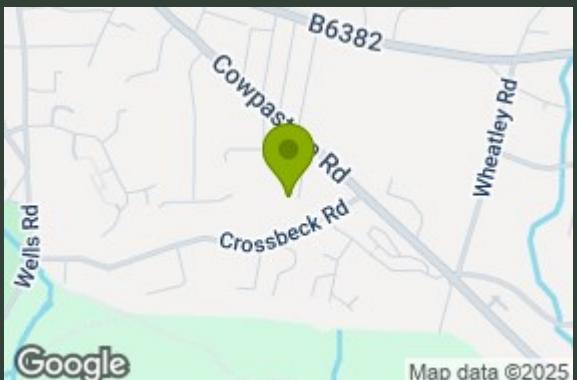
City of Bradford Metropolitan District Council Tax Band B.

#### **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.



LIVING ROOM

ENTRANCE HALL

KITCHEN

BATHROOM

BEDROOM TWO

BEDROOM ONE

TOTAL FLOOR AREA: 743 sq.ft. (69.1 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 inaccuracy. This plan is for indicative purposes only and should be checked by any prospective purchaser. The services, structures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(70-80)	C	
(55-69)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		

Energy Efficiency Rating

England & Wales

EU Directive 2002/91/EC

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