



Regent House, Regent Road | Ilkley | LS29 9EA

Asking price £175,000

TW TRANMER
WHITE
Trusted Estate Agents

4 Regent House, Regent Road |

Ilkley | LS29 9EA

Asking price £175,000

An outstanding apartment situated at the very heart of Ilkley town centre, featuring a private South facing balcony and garage, forming part of a purpose-built development with lift access.

Benefiting from an enviable location within a few steps of The Grove, Regent House includes smartly maintained communal gardens that feature a beautiful roof terrace.

- Ample Double Bedroom
- Lift Access
- Access To A Communal Garden & Roof Terrace
- Garage

GROUND FLOOR

Communal Entrance

With lift and stairs to the upper floors as well as a telecom entry system.

SECOND FLOOR

Entrance Hall

13'0 x 3'10 (max) (3.96m x 1.17m (max))

Store Room

5'0 x 4'07 (1.52m x 1.40m)

With fitted shelving



A standout feature is the South facing roof terrace, which forms part of the communal gardens and provides an ideal space for outdoor relaxation.



Sitting Room

13'08 x 10'08 (4.17m x 3.25m)

A spacious reception room with a lovely dual aspect providing an abundance of natural light. Large archway leading to:

Breakfast Kitchen

14'05 x 7'10 (4.39m x 2.39m)

Comprising a good range of base and wall units with coordinating worksurfaces. Appliances include a four-ring electric hob with hood over, an oven and grill. There is also plumbing for a washing machine and space for a fridge freezer. The kitchen provides ample space for a table and chairs and features French doors that open out to a south-facing balcony.

Bedroom

12'01 x 9'09 (3.68m x 2.97m)

Ample double with a window to the side elevation.

Shower Room

6'08 x 5'07 (2.03m x 1.70m)

Includes a walk-in shower with glass screen, hand wash basin within vanity unit, W.C, heated towel rail and recessed spotlights.

OUTSIDE

Residents Laundry

A useful amenity is a separate laundry room.

Garage

19'03 x 8'08 (5.87m x 2.64m)

Accessed via an up and over door.

Communal Garden

A beautifully maintained and principally lawned garden with well-stocked flower beds. There is also a south-facing roof terrace, with outdoor lighting and an abundance of seating.



Tenure

We are informed the property is held on a 999 year lease dated from 1987.

Service Charge

Details to be confirmed by our client.

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>

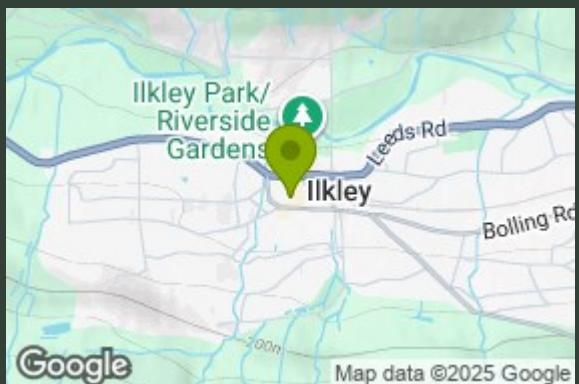
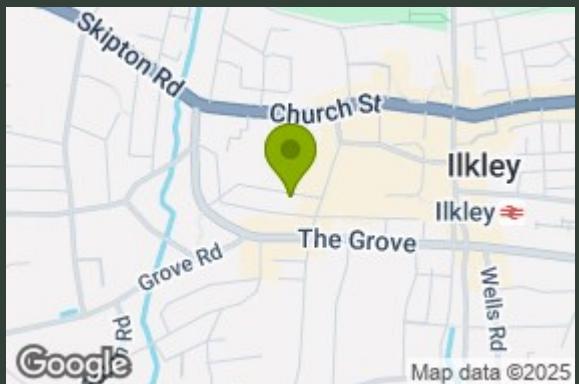
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

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.



Regent House includes a lift and Flat 4 also enjoys the use of a garage.





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			
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/>