



104, Skipton Road | Ilkley | LS29 9HE

£485,000

**TW** | TRANMER  
WHITE  
Trusted Estate Agents

104, Skipton Road |  
Ilkley | LS29 9HE  
£485,000

An exceptional penthouse apartment comprising the top floor of a comprehensively refurbished and elegant Victorian property of character. With lift access, the property enjoys spectacular views towards Ilkley Moor to the front and across the valley to the rear. The property incorporates a large central hallway, an impressive sitting room, a dining kitchen, study/third bedroom, two double bedrooms and two shower room. Externally there are two allocated parking spaces beyond electronically operated security gates and a communal garden area with a pathway leading to riverside walks.

- Spacious Penthouse Apartment
- Comprehensively Refurbished Victorian Building
- Spacious Central Hallway & Third Bedroom/Study
- 2 Bedrooms & 2 Shower Rooms
- 2 Allocated Parking Spaces & Communal Garden
- Lift & Staircase Access
- Superb Views To Front & Rear
- Fitted Dining Kitchen & Large Sitting Room
- Short walk to Bowling Club & town centre
- EPC Rating D / Council Tax Band D

#### ENTRANCE - Ground Floor & Lower Ground Floor

There are two entrances to the property, one at ground floor level which gives access to the apartment via an elegant staircase, and a further entrance to the side of the building at lower ground floor level, where a passenger lift gives access to the upper floors.

#### SECOND FLOOR



An exceptional penthouse apartment comprising the top floor of a comprehensively refurbished and elegant Victorian property of character. With lift access, the property enjoys spectacular views towards Ilkley Moor to the front and across the valley to the rear.



## Landing

Leading to:

## Impressive Central Hall

With a moulded ceiling cornice and recessed spotlights. Video entryphone.

## Sitting Room

20'3" x 15'10" (6.17m x 4.83m)

Enjoying a southerly aspect and having a balcony from where there are fine views towards Ilkley Moor. Marble fireplace housing an electric fire. Recessed spotlights.

## Vestibule Area

With a large walk in store cupboard which houses a wall mounted gas fired central heating boiler.

## Dining Kitchen

15'0" x 14'0" (4.57m x 4.27m)

With a stainless steel sink unit with a mixer tap and an extensive range of fitted base and wall units incorporating cupboards, drawers and coordinating work surfaces with a tiled surround. Fitted breakfast bar and ample space for a dining table. Integrated appliances include an electric oven and hob, dishwasher, automatic washer dryer, fridge and freezer. There are long distance views to the rear across the Wharfe valley.

## Study/Bedroom 3

9'0" x 8'0" (2.74m x 2.44m)

With a fitted work station, cupboards, drawers and shelves. Views over the valley to the rear.

## Principal Bedroom

15'0" x 12'6" (4.57m x 3.81m)

Approached via a dressing area with recessed wardrobes. Moulded ceiling cornice. Views to the rear.

## En Suite Shower Room

Refurbished to a high standard and having a tiled shower cubicle, inset wash basin and a low suite wc. Chrome heated towel rail and recessed spotlights. Ceramic tiling to the floor and walls. Under floor heating.

## Bedroom 2

15'10" x 10'10" (4.83m x 3.30m)

With fitted wardrobes and cupboards. Views towards Ilkley Moor.

## Shower Room

Recently refurbished and having a shower cubicle, inset low suite wc and a wash basin. Chrome heated towel rail and recessed spotlights.

## OUTSIDE

## Parking

The building is approached via a driveway behind an automatically operated electric gate. There are two allocated parking spaces on the west side of the drive for use by the residents of apartment 4.



## Communal Garden

There is a principally lawned garden area to the rear of the building for the shared use of the residents. There is a path that leads from this garden area down to a lovely riverside walk.

## Store

To the side of the property are four timber store sheds, one of which is for the exclusive use of the residents of apartment 4.

## 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.

## Tenure

The property is held on the balance of a 150 year lease from 10 June 2003. The freehold is owned by 104 Skipton Road Management Company Ltd, which in turn is owned in four equal shares by the individual apartment owners in the building.

## Service Charge

We are advised that the service charge for 2025 is £300 per month.

## Council Tax

City of Bradford Metropolitan District Council Tax Band D

## 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>

## Please Note

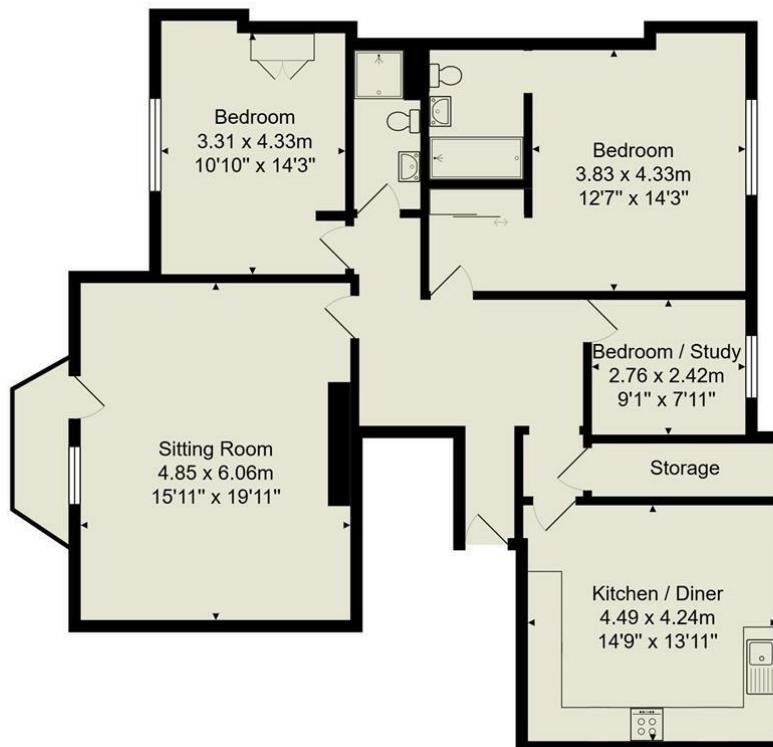
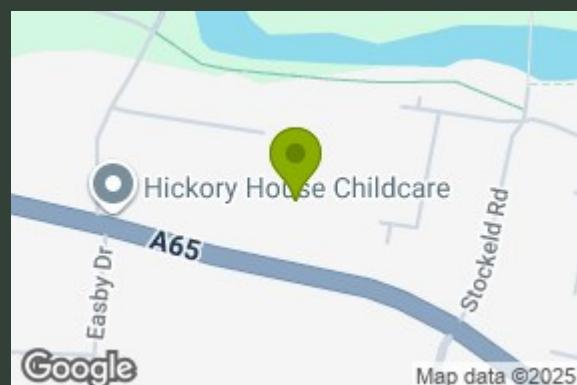
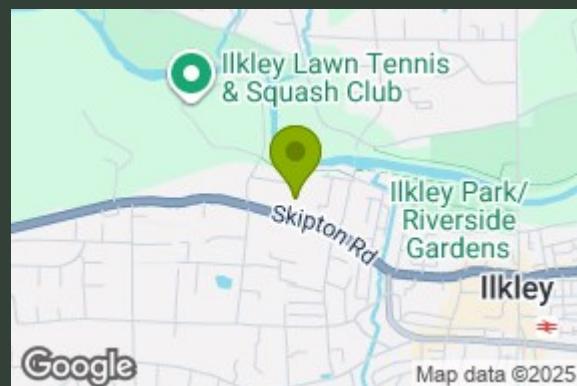
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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

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.



The property incorporates a large central hallway, an impressive sitting room, a dining kitchen, study/third bedroom, two double bedrooms and two shower rooms. Externally there are two allocated parking spaces beyond electronically operated security gates and a communal garden area with a pathway leading to riverside walks.



Total Area: 121.0 m<sup>2</sup> ... 1302 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(35-54)	E	66	69
(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/>