



102 Skipton Road | Ilkley | LS29 9HE

Asking price £485,000

**TW** | **TRANMER  
WHITE**  
Trusted Estate Agents

Flat 1, 102 Skipton Road |  
Ilkley | LS29 9HE  
Asking price £485,000

Forming part of a handsome Victorian residence conveniently placed within a brief, level walk of Ilkley town centre, Flat 1, 102 Skipton Road offers the rare opportunity of acquiring a substantial ground floor apartment that benefits from a lower ground floor studio apartment with independent access, private gardens that feature a timber summerhouse with light and power and off-street parking.

- Private South Facing Garden
- Off-Street Parking
- Short Walk To Ilkley Town Centre
- Adjoining Studio Apartment With Independent Access
- Abundance of Period Features
- Share of Freehold

With gas central heating, the accommodation comprises:

#### GROUND FLOOR

##### Communal Entrance Hall

Shared with one other property.

##### Private Entrance Hall

An inviting entrance via a glazed entrance door. The attractive hall includes wood panelling and Dado rail.

##### Sitting Room

19'09 x 21'0 (into bay) (6.02m x 6.40m (into bay))

This bright and spacious sitting room features a large bay window to the front elevation, providing a Southerly aspect and views over the front garden. The room also benefits from a feature fireplace and ornate ceiling rose.



With internal access, the lower ground floor studio apartment could be utilised as additional accommodation for Flat 1.



### Kitchen

13'04 x 8'04 (4.06m x 2.54m)

The kitchen comprises a good range of base and wall units, worktops, stainless steel sink and drainer, oven, 4-ring induction hob with hood over, integrated fridge and freezer, and plumbing for a dishwasher and washing machine. It also benefits from two large windows to the rear providing views towards Middleton.

### Inner Hall and Side Entrance Porch

Providing access to the lower ground floor studio apartment.

### Bathroom

6'04 x 5'05 (1.93m x 1.65m)

Comprising a bath with shower over, WC, heated towel rail and hand wash basin.

### Bedroom

14'10 x 18'04 (4.52m x 5.59m)

This ample double bedroom has a series of windows to the rear elevation, a fitted store cupboard and spotlights.

### En Suite Wetroom

9'03 x 5'08 (2.82m x 1.73m)

Comprising a walk in shower, hand wash basin, WC and a heated towel rail.

### Bedroom

14'0 x 11'04 (4.27m x 3.45m)

This generous double bedroom features an extensive range of double depth fitted wardrobes and draws, providing ample storage space. This bedroom further benefits from a large window to the rear with an attractive outlook towards Middleton.

## LOWER GROUND FLOOR

### Studio Apartment

20'03 x 18'0 (6.17m x 5.49m)

The open plan studio comprises the following:

**Living Area** - This is accessed via glazed entrance doors from the front elevation. There are also two windows to the front and fitted store cupboards.

**Kitchen Area** - With base units, worktops, plumbing for a washing machine and space for a fridge.

**Bedroom Area** - With ample space for a double bed and fitted wardrobes plus draws for storage.

### Bathroom

8'03 x 7'06 (2.51m x 2.29m)

Comprising a bath with shower over, hand wash basin, WC and a heated towel rail.



### Inner Hall

With a store room housing the boiler and fitted cupboards and shelves, as well as stairs leading to the ground floor.

### OUTSIDE

#### Front Garden

To the front of the property is a large slate graveled area, and a south-facing decked seating area, adjoining the outdoor studio. The property also has an enclosed low maintenance, graveled south facing garden. This private area is perfect for outdoor relaxation and entertainment, and is surrounded by an array of attractive flowers and shrubs.

#### Outdoor Studio

15'02 x 5'05 (4.62m x 1.65m)

With power and lighting.

#### Parking

With allocated off-street parking for up to three vehicles.

#### Tenure

The property is held on a 999 year lease dated from 1967. There is no set service charge and building repairs are dealt with on an Ad hoc basis.

#### 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.

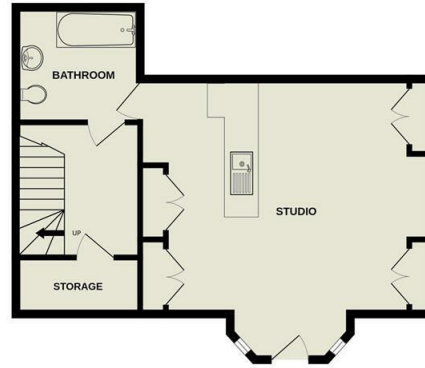
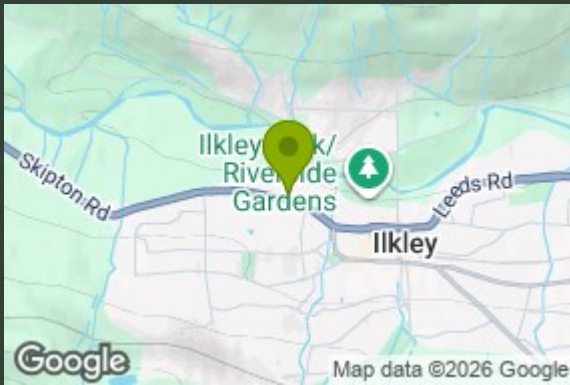
Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

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.



Few apartments benefit from such a sizeable, private South facing garden.





LOWER GROUND FLOOR  
514 sq.ft. (47.7 sq.m.) approx.



GROUND FLOOR  
1216 sq.ft. (112.9 sq.m.) approx.

TOTAL FLOOR AREA : 1729 sq.ft. (160.7 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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