



Grove Square | Regent Road | Ilkley | LS29 9EA

Asking price £310,000

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# 9 Grove Square

Regent Road  
Ilkley | LS29 9EA  
Asking price £310,000

A generously proportioned top floor apartment, with lift access, forming part of a handsome landmark building within a short level stroll of Ilkley town centre. The apartment provides smartly presented accommodation including an L shaped hallway, a good sized sitting room, a fitted kitchen, a principal bedroom with en suite shower room, a further bedroom and bathroom. There is an allocated parking space.

## GROUND FLOOR

### Entrance Vestibule

Approached via glazed double doors and having individual post boxes for each of the Grove Square apartments.

### Central Hallway

A bright and welcoming hallway with lift and staircase access to the upper floors.

## SECOND FLOOR

### Communal Hallway

Leading to:

### Private Reception Hall

An L shaped hallway with recessed spotlights.

### Sitting Room

19'2" x 11'7" (5.84m x 3.53m)

With a west facing arched window. Exposed roof truss and recessed spotlights.

### Adjoining Kitchen

11'6" x 11'0" (3.51m x 3.35m)

With a stainless steel sink unit with a mixer tap and a range of fitted base and wall units incorporating cupboards, drawers and granite work surfaces. Electric oven and hob with extractor hood over. Plumbing for a washer and space for a dryer. Velux rooflight window.



A generously proportioned top floor apartment, with lift access, forming part of a handsome landmark building within a short level stroll of Ilkley town centre.



## Bedroom 1

13'4" x 11'9" (4.06m x 3.58m)

With fitted cupboards and drawers. Dormer window. Exposed roof truss.

## En Suite Shower Room

With a modern white suite comprising a tiled shower cubicle, pedestal wash basin and low suite wc. Ceramic tiling to the walls and floor. Heated towel rail. Recessed spotlights and extractor fan.

## Bedroom 2

12'9" x 9'0" plus 8'5" x 3'6" (3.89m x 2.74m plus 2.57m x 1.07m)

With a Velux rooflight window and a walk in box store.

## Bathroom

With a modern white suite with a panelled bath, pedestal wash basin and a low suite wc. Ceramic tiling to the walls and floor. Exposed roof truss.

## OUTSIDE

### Parking

There is an allocated parking space to the forecourt in front of Grove Square.

### Tenure

Leasehold for a term of 250 years from 2005. We are advised that the ground rent is £100.00 pa and that the current service charge is £1716.00.

### 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

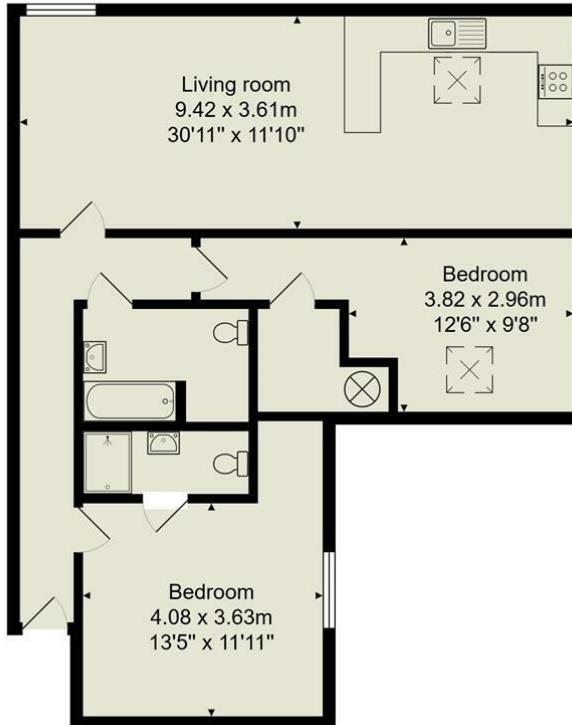
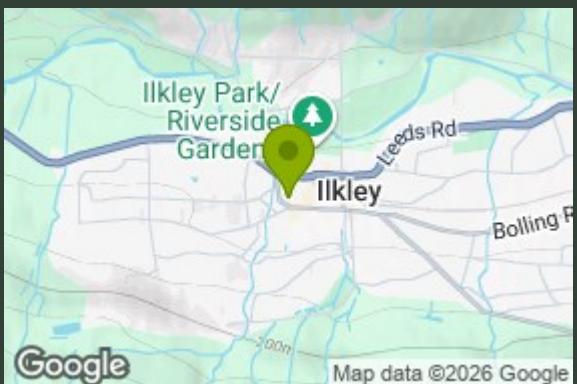
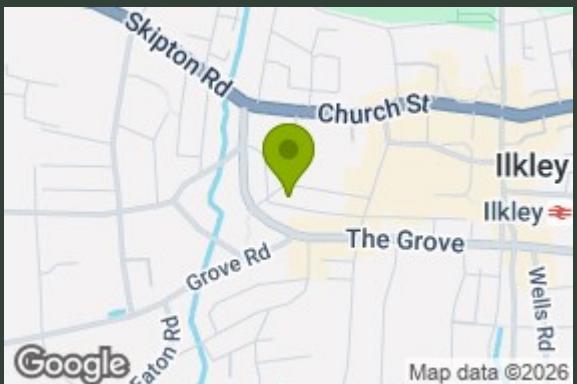
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.

### 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 D

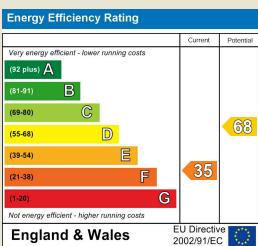


Total Area: 88.4 m<sup>2</sup> ... 952 ft<sup>2</sup>

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.

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