

Harrison Robinson

Estate Agents



Flat 3 The Spa, The Grove, Ilkley, LS29 9NQ

£350,000

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GROUND FLOOR

Communal Entrance Hall

Secure glazed doors with intercom system open into the well presented, carpeted, communal entrance hall. Lift and stair access to upper floors and basement parking.

FIRST FLOOR

Communal Landing

A carpeted landing with double glazed windows leads to the private entrance door of the apartment.

Private Entrance Vestibule

A timber entrance door opens into a small hall. Carpeted flooring, radiator, coving. Recessed cupboard with shelving. Door into:

Inner Hall

A spacious hall with doors opening into all the principle rooms including a useful, large storage cupboard. Carpeted flooring, coving, radiator.

Kitchen

10'7" x 7'5" (3.25 x 2.28)

Fitted with a range of cream, Shaker style base and wall units with stainless steel handles, wood effect laminate work surfaces and upstands and stone effect wall tiling. Integral appliances include slimline dishwasher, electric oven, microwave, four ring gas hob with extractor and glass splashback. Space and plumbing for a washing machine and fridge freezer. One and a half bowl stainless steel sink with chrome mixer tap beneath a double glazed window overlooking the bandstand. What a view to wash up to! Cupboard housing the recently installed central heating boiler. Wood effect vinyl flooring, radiator.

Lounge

18'2" x 14'11" (5.54 x 4.57)

A light and airy, dual aspect sitting room with four double glazed windows allowing an abundance of natural light overlooking The Grove and the bandstand. Pebble effect electric fire in a timber

surround with marble hearth. Carpeted flooring, coving, two radiators. Ample room for a dining table.

Bedroom One

13'3" x 8'11" (4.06 x 2.74)

A double bedroom with bow window incorporating a window seat looking out over The Grove. Fitted wardrobes and bedside drawers, carpeted flooring, radiator. Door into:

En Suite Shower Room

Low level w/c, handbasin with chrome mixer tap set in vanity cupboard with tiled splashback. Separate shower cubicle with thermostatic shower and glazed screen. Useful fitted cupboard. Vinyl flooring, extractor.

Bedroom Two

12'0" x 8'1" (3.66 x 2.48)

A double bedroom overlooking The Grove with carpeted flooring, radiator, fitted cupboard and shelving.

Bathroom

With low level w/c, handbasin with chrome mixer tap set in a vanity unit and panel bath with shower and glazed screen. Vinyl flooring, radiator, wall tiling.

PARKING

The apartment benefits from an allocated, underground parking space to the rear.

TENURE

The property is leasehold with 969 years remaining of the 999 year lease.

We are advised by our clients that the monthly service charge is £212 per month and the annual ground rent is £118 paid in two instalments.


No pets allowed.

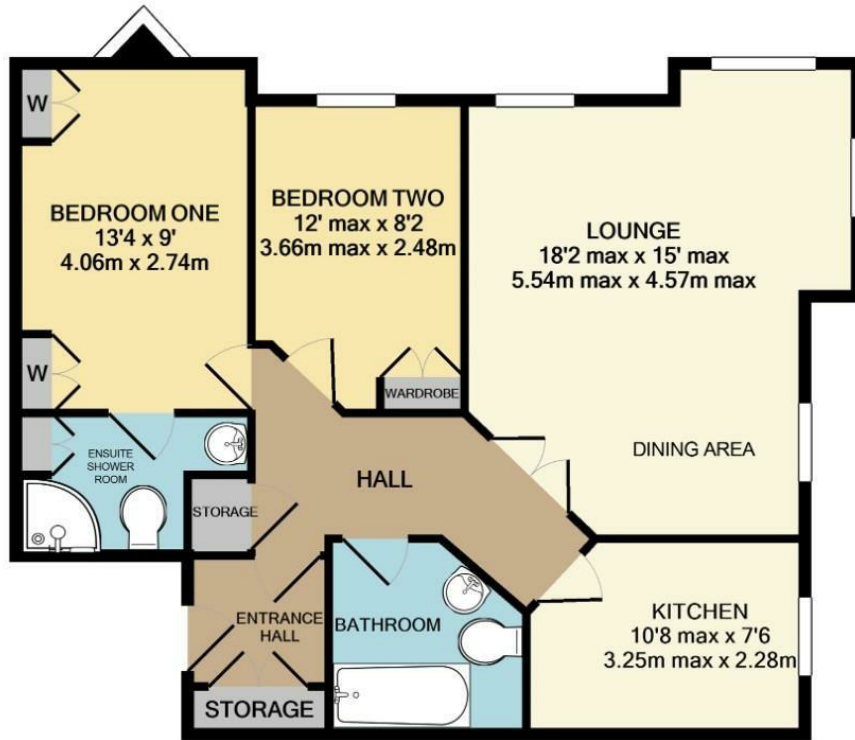
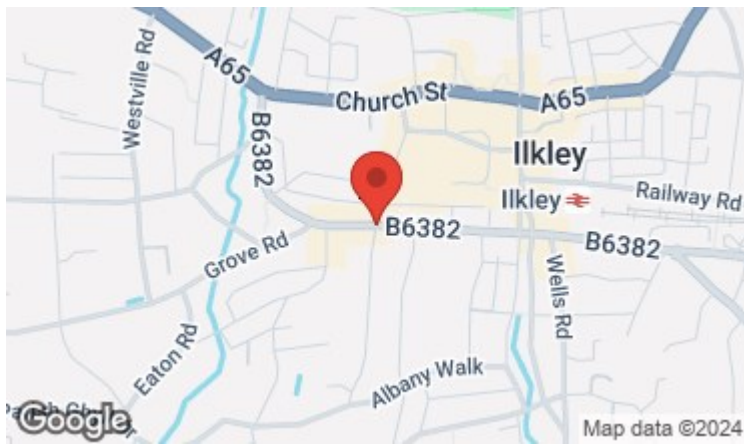
COUNCIL TAX

City of Bradford Metropolitan District Council Tax Band D.



- Two Double Bedroom First Floor Apartment
- Lovely Outlook Over The Grove And Bandstand
- Highly Convenient Central Location
- Recently Fitted Shaker Style Kitchen
- Master Bedroom With En Suite Shower Room
- Lift And Stairs To Upper Floors
- Allocated Basement Parking
- Spacious Dual Aspect Sitting Room With Dining Area
- ****No Onward Chain****
- Council Tax Band D

| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 73 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC  | |



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TOTAL APPROX. FLOOR AREA 725 SQ.FT. (67.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Ilkley 126 Bolling Road, West Yorkshire, LS29 8PN
Tel: 01943 968 086 | Email: info@harrisonrobinson.co.uk
www.harrisonrobinson.co.uk