

# Harrison Robinson

Estate Agents



**Flat 3, 108 Skipton Road, Ilkley, LS29 9HE**

**£299,950**

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## GROUND FLOOR

### Communal Entrance

Stone steps lead up to an impressive, covered porch where double timber doors open into the communal tiled entrance hall. A door gives access to a staircase leading to the upper floor apartments.

## SECOND FLOOR

### Dining Hall

A carpeted return staircase leads up to a most spacious hallway with large Velux allowing ample natural light. Carpeted flooring, storage heater. There is room to have a dining table or furniture here and a great area by the stairs for a home office. A hatch with fitted, pull down ladder gives access to a large boarded area, ideal for storage. Roof light.

### Loft Room

23'7" x 11'0" (7.2 x 3.36)

A large, boarded area with light, perfect for storage or further development (STPC).

### Breakfast Kitchen

14'2" x 13'10" (4.34 x 4.22)

A good sized dining kitchen with a double glazed window enjoying far reaching views across the valley. Fitted with a range of units with complementary work surfaces with tiled splashbacks. An inset sink with mixer tap sits beneath the window. Appliances include washing machine, dishwasher, electric cooker and fridge freezer. A deep pantry and additional recessed cupboard provide fantastic storage. Carpeted flooring, storage heater. Ample room for a dining table, bespoke solid pine wall shelf.

### Lounge

17'5" x 15'4" (5.32 x 4.68)

A generously proportioned lounge with sash windows enjoying a direct view up to Ilkley moor. Wooden wall panelling to half height, carpeted floorong, storage heater. Under eaves storage cupboard.

### Bedroom One

13'1" x 13'0" (3.99 x 3.97)

A lovely double bedroom to the rear of the apartment enjoying wonderful far reaching views. Carpeted flooring, storage heater. Picture rail and wall shelf.

### Bedroom Two

12'2" x 10'1" (3.71 x 3.08)

Double glazed doors open into a good sized double bedroom with exposed beams and carpeted flooring. A window to the side elevation enjoys a view up to the iconic Cow and Calf Rocks.

### Bathroom

A charming, three-piece house bathroom with traditional style low level w/c, pedestal hand basin with chrome taps and cast iron bath with panelled side and telephone style shower attachment. Carpeted flooring, window to rear, storage heater.

## OUTSIDE

### Parking

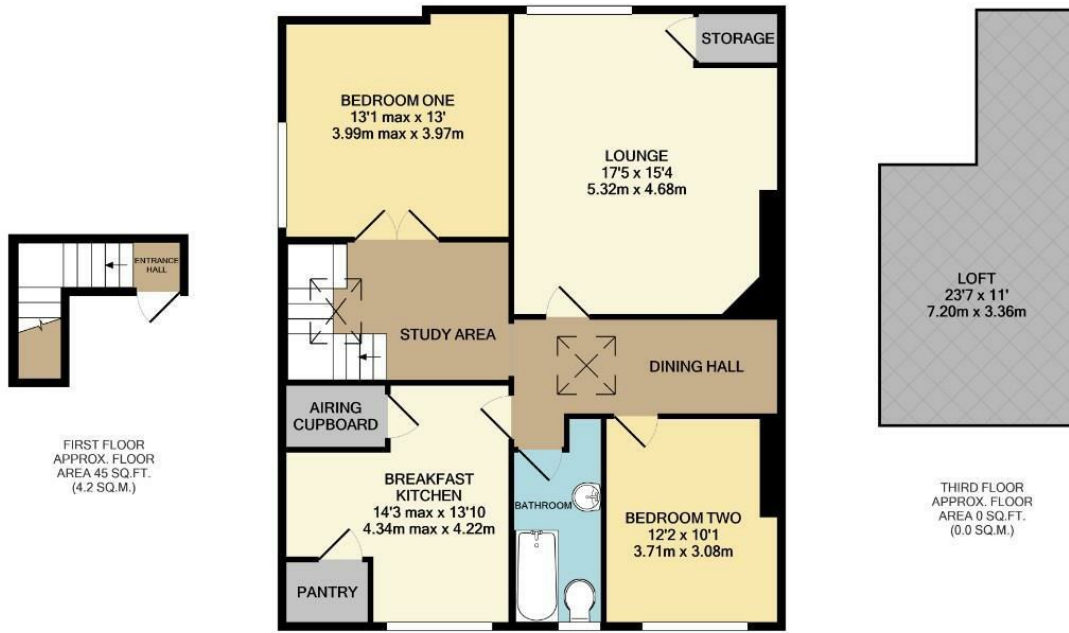
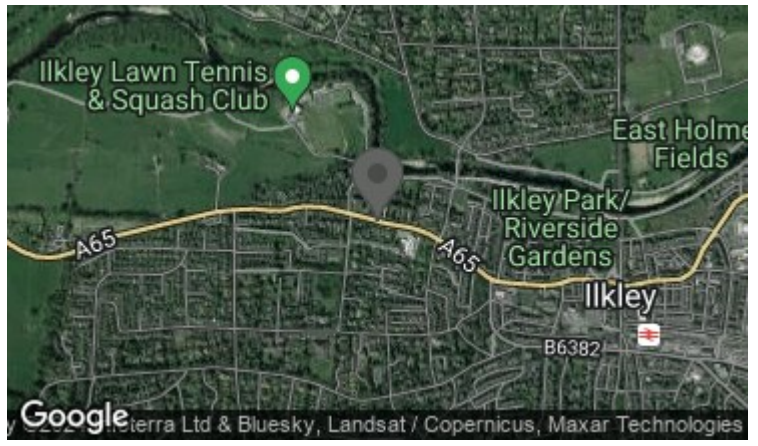
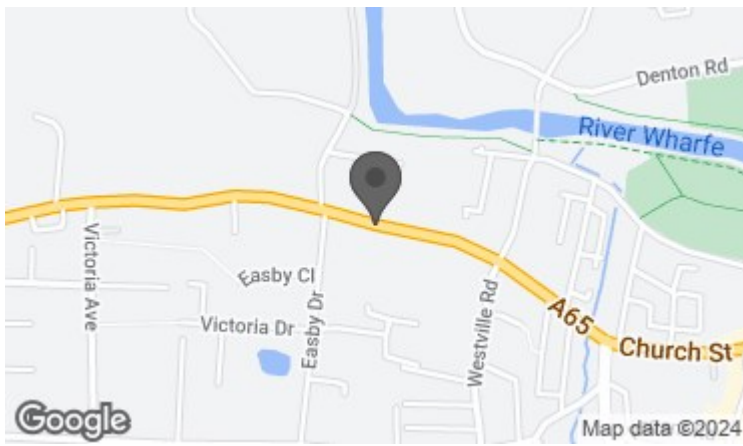
The property benefits from an allocated parking space to the front on the gravelled driveway.

## UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage. There is Ultrafast Fibre Broadband shown to be available to the property.

Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.





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TOTAL APPROX. FLOOR AREA EXCLUDING LOFT 1016 SQ.FT. (94.4 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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) <b>A</b>		(82 plus) <b>A</b>	
(81-91) <b>B</b>		(69-81) <b>B</b>	
(69-80) <b>C</b>		(55-68) <b>C</b>	
(55-68) <b>D</b>		(39-54) <b>D</b>	
(39-54) <b>E</b>		(21-38) <b>E</b>	
(21-38) <b>F</b>	<b>21</b>	(1-20) <b>F</b>	
(1-20) <b>G</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions	

England & Wales EU Directive 2002/91/EC

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