

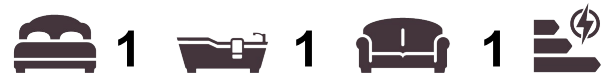
Harrison Robinson

Estate Agents



Flat 2, Wells House, 10 Brodrick Drive, Ilkley, LS29 9SP

Price Guide £345,000



Flat 2, Wells House, 10 Brodrick Drive, Ilkley, LS29 9SP

Price Guide £345,000



GROUND FLOOR

Communal Entrance Lobby

Smartly presented with tiled flooring and individual post boxes.

Central Glazed Atrium

The impressive, spacious, central atrium is a joy to behold. One's eyes are drawn to the glazed roof, which allows an abundance of natural light to flood in. Contemporary design features include a central stone fountain and seating area and two glass and stainless steel passenger lifts, providing access to all floors. Travertine marble and solid wooden floors throughout add to the luxurious feel.

Private Entrance Hall

A carpeted reception hall with coving and radiator. Doors open into all the principal rooms. Two cupboards house the electric boiler and hot water tank and provide useful storage.

Dining Kitchen

13'5" x 13'3" (4.09 x 4.06)

A good sized dining kitchen with a range of pale wood base and wall units with stainless steel handles, complementary, granite effect worksurfaces and tiled splashbacks. A full complement of integral appliances include fridge freezer, dishwasher, washer/dryer, microwave, double electric oven, five ring gas hob with stainless steel extractor over and splashback. One and a half bowl stainless steel sink with chrome mixer tap. Amtico flooring, downlighting, radiator. A tall sash window with fitted blind overlooks the beautiful, communal roof terrace and across to Wharfe Valley countryside beyond. There is ample room for a large dining table and one can imagine many happy times with family and friends here.

Lounge

20'4" x 13'3" (6.22 x 4.04)

A spacious lounge of generous proportions with high ceilings, picture rail, coving and deep skirtings. Patio doors with glazed panels opening to a Juliet balcony afford a wonderful aspect over the roof terrace and to the countryside beyond. A coal effect gas fire set in an attractive metal surround with black, marble hearth creates a focal point to this room. Carpeted

flooring, two radiators with attractive radiator covers. A large, bespoke Neville Johnson library unit takes pride of place in this room and provides ample storage with shelving, cupboards and drawers.

Bedroom

16'9" x 13'8" (5.11 x 4.19)

A large bedroom with ample room for comfortable furniture and with glazed patio doors with Juliet balcony, again overlooking the lovely roof terrace and countryside beyond. High ceilings accentuate the feeling of space, further attractive features are the deep skirtings, picture rail and coving. Carpeted flooring, downlighting, radiator. Door into:

En Suite Shower Room

A beautifully presented en suite shower room with low-level W.C. with concealed cistern, handbasin with sparkly, chrome mixer tap set in a deep vanity unit. Separate shower cubicle with attractive wall tiling, thermostatic drench shower and additional shower attachment. Fitted vanity cupboards provide great storage. Illuminated wall mirror, downlighting. Complementary floor tiling.

Cloakroom

With low-level W.C. and handbasin with chrome mixer tap. Set in a vanity cupboard with mosaic style, tiled splashback. Useful wall shelving and laminate flooring. Radiator, downlighting, extractor.

OUTSIDE

Communal Gardens

Apartment 2 has access to delightful, communal grounds affording stunning Wharfe Valley views. The grounds are attractively and meticulously maintained and include a level, lawned terrace, which the apartment overlooks, two duck ponds and a stream, providing a beautiful setting. One can imagine taking an evening stroll or sitting and relaxing, just taking in the stunning surroundings and views, all to be enjoyed by the residents. If the grounds are not enough space for you then a short stroll across the road opens up to the famous Ilkley Moor affording many fantastic walks on your doorstep.

Allocated Parking

The property benefits from an allocated parking space to the rear of the building.

NOTES

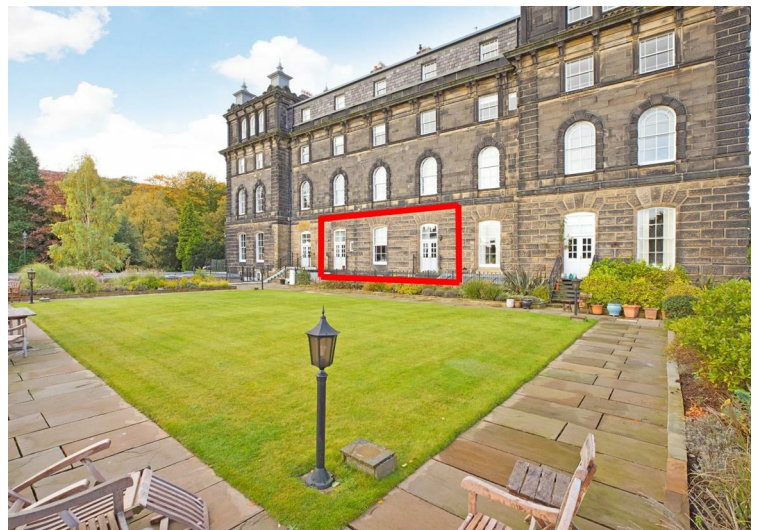
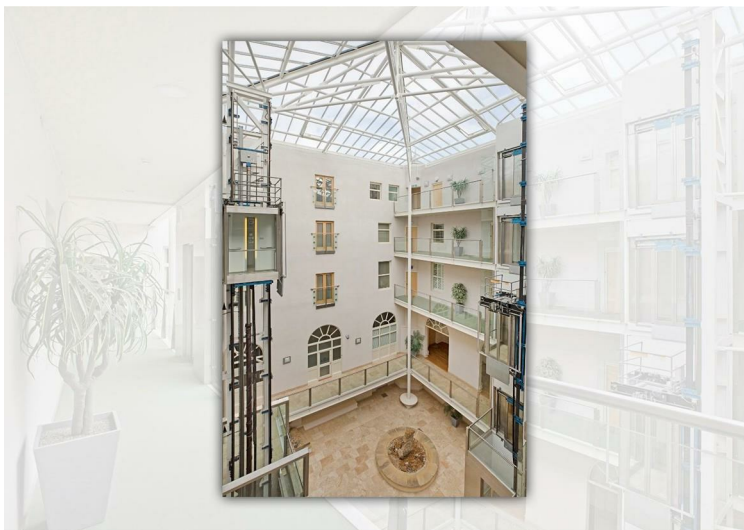
Tenure

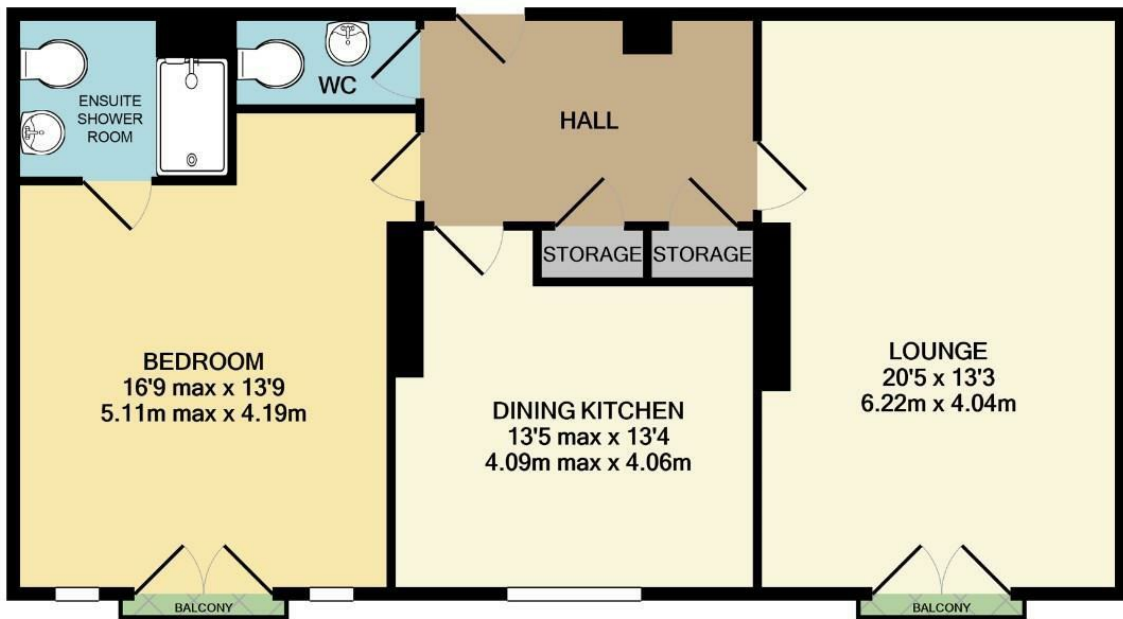
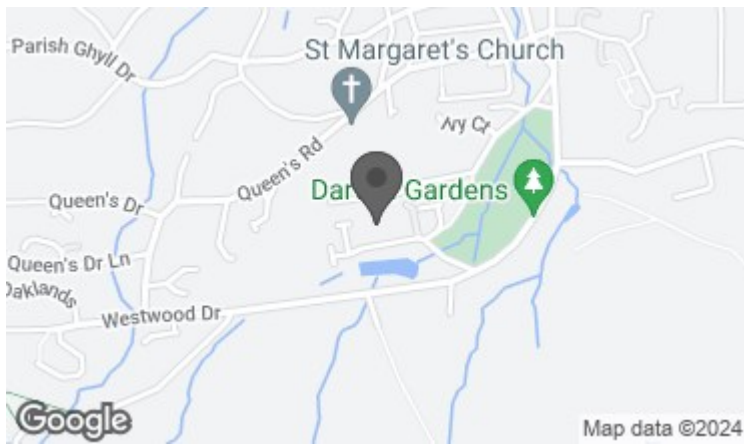
We are advised by our vendor that the apartment is leasehold with a share of the freehold and has the remainder of a 999 year lease from 2000.

The service charge is £315 per month to include maintenance of communal areas and gardens and lift maintenance.

Buildings insurance is £1,500 per annum.

No pets allowed.





TOTAL APPROX. FLOOR AREA 838 SQ.FT. (77.9 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 firms employment has the authority to make or give any representation or warranty in respect of the property.