

Harrison Robinson

Estate Agents



6 Castle Gate, Ilkley, LS29 8DF

£290,000

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GROUND FLOOR

Communal Entrance

A solid entrance door opens into a welcoming, communal entrance hall. Doors open into the two, ground floor apartments and a staircase leads to the first floor apartments.

Private Entrance Hall

A solid timber entrance door leads into the private, spacious reception hall. Smart, oak panelled doors open into the principle rooms including a smartly presented breakfast kitchen, good sized lounge, two double bedrooms, contemporary shower room and a large, walk-in storage cupboard. Carpeted flooring, radiator. This is a lovely spot to greet family and friends.

Lounge

15'5" x 11'10" (4.70 x 3.62)

A great sized room to the front of the property with feature fireplace with timber surround creating a focal point to the room. There is ample room for comfortable furniture and a dining table if desired. Carpeted flooring, radiator, double glazed window to front elevation with a lovely open view across to the park.

Breakfast Kitchen

14'1" x 7'1" (4.30 x 2.18)

A beautifully presented, newly installed breakfast kitchen with fitted base and wall units with stainless steel handles and complementary work surfaces and upstands. A full range of integral appliances includes fridge freezer, dishwasher, electric oven, four ring electric hob with extractor over and washer/dryer. A one and half bowl stainless steel sink and drainer with chrome mixer tap sits beneath a double glazed window to the front elevation. There is room for a small table making this a lovely, sociable room. Wood effect vinyl flooring, radiator.

Bedroom One

12'4" x 10'9" (3.77 x 3.29)

A good sized double bedroom to the rear of the apartment with tall, fitted wardrobes, double glazed window, carpeted flooring and radiator.

Bedroom Two

12'4" x 10'10" (3.77 x 3.31)

A second, spacious double bedroom, again, to the rear of the apartment with double glazed window, carpeted flooring and radiator.

WC Shower Room

An immaculately presented, contemporary shower room with low level w/c, hand basin with chrome mixer tap set in white, high gloss vanity drawers and walk-in shower with electric shower and sliding glazed screen. Stone effect wall tiling, complementary floor tiles, downlighting, obscure double glazed, sash window. Fitted cupboards housing the newly fitted, gas fired, central heating boiler.

OUTSIDE

Single Garage

A single garage with up and over door provides parking.

Parking

There is parking to the front of the property, close to the communal entrance door for residents and visitors.

Communal Grounds

Lawned and paved communal areas by the apartments provide some greenery and add to the kerb appeal of the property.

NOTES

We are advised by our vendors that the property is leasehold with a share of the freehold with the remainder of a 999 year lease from 2010.

The management company is Castle Gate Management Limited.

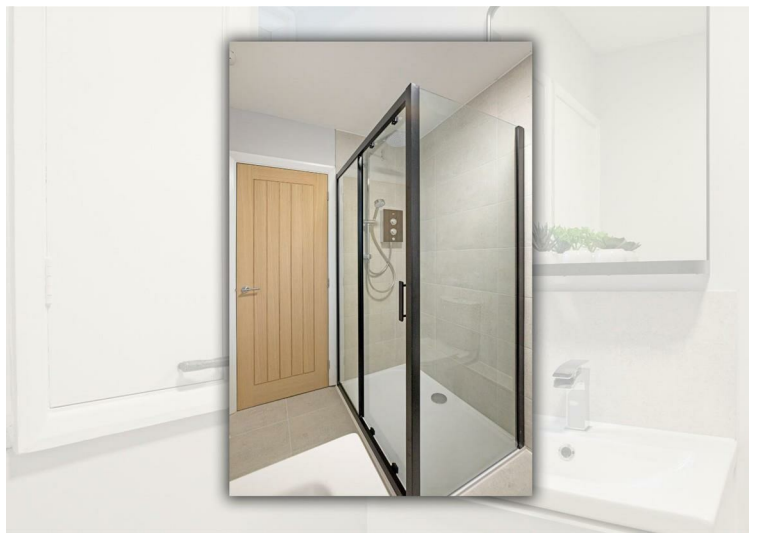
The current annual service charge is £1,300 per annum increasing to £1,400 per annum in June 2024.

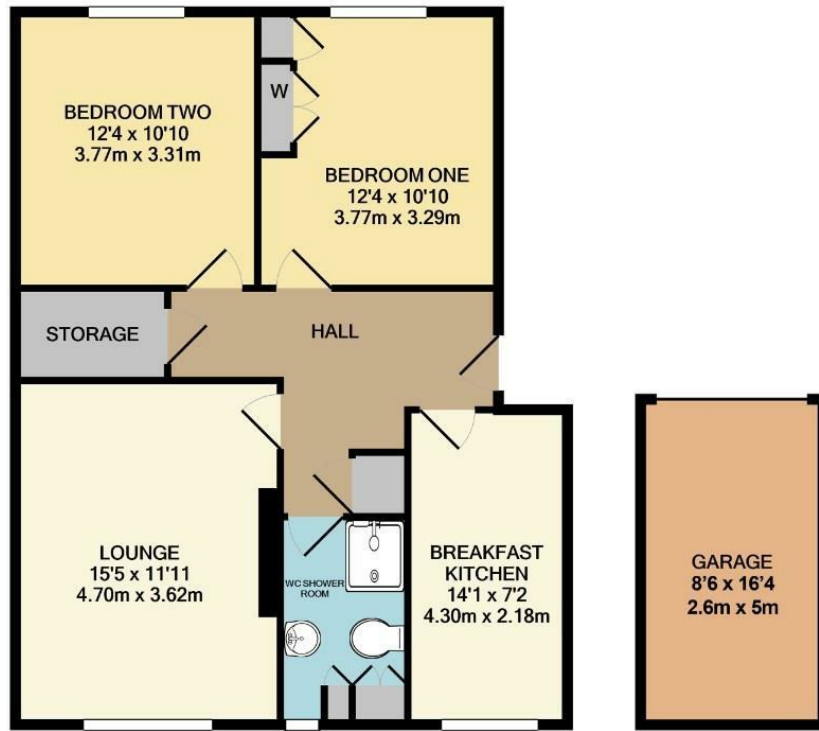
No pets allowed.

UTILITIES AND SERVICES

The apartment benefits from mains gas, electricity and drainage.

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 729 SQ.FT. (67.7 SQ.M.) EXCLUDING GARAGE
 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	77	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81 plus) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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.

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