

# Harrison Robinson

Estate Agents



**Flat 5 Summerfield, 1 Denton Road, Ilkley, LS29 0AA**

**£599,950**

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### GROUND FLOOR

#### Communal Entrance Hall

Wide stone steps lead up to glazed timber doors which open into a welcoming, communal entrance hall. A carpeted staircase with solid oak balustrading and handrail leads to the first floor landing. Carpeted flooring, dado rail, coving. Electric, wall mounted heaters.

### FIRST FLOOR

#### Landing

A spacious carpeted landing area where doors give access to apartments 4 and 5. A double glazed window to the front elevation provides natural light and affords a beautiful view across the valley. Dado rail, coving, oak balustrading.

#### Private Reception Hall

A timber door opens into a very spacious and beautifully presented, private reception hall. Doors open into the principal rooms, including a beautifully presented kitchen, generously proportioned lounge, separate dining room, two double bedrooms, one with en suite facilities, a shower room and a useful storage cupboard. A spiral staircase leads to the first floor of this spacious duplex apartment. Coving, downlighting, two radiators with radiator covers, telephone, video entry system, brand new carpeting.

#### Kitchen

9'10" x 8'11" (3.02 x 2.72)

An immaculately presented kitchen with a range of pale grey, Shaker style base and wall units with under cabinet lighting, stainless steel handles and white, granite worksurfaces and upstands. Integrated appliances include a Neff dishwasher, two electric ovens, Siemens fridge/freezer and Miele four ring, induction hob with extractor over and with granite splashback. Downlighting, wooden flooring. A deep window sill with two, double glazed windows allows ample, natural light and affords stunning views up to Ilkley Moor.

#### Master Bedroom

A light and airy, spacious double bedroom to the front of the apartment with double glazed windows enjoying a fabulous view across the valley. Floor to ceiling fitted wardrobes, bedside drawers. Carpeted flooring, radiator, coving. Door into:

#### En Suite Bathroom

A three-piece ensuite bathroom with low level w/c, handbasin with traditional style taps set in useful vanity units with a work surface and wall mounted mirrors with downlighting and cupboards over. Bath, again with traditional style taps, and thermostatic shower over. Wall tiling, carpeted flooring, radiator, downlighting.

#### Bedroom Two

12'11" x 11'0" (3.96 x 3.36)

A second double bedroom to the front of the apartment with two, double glazed windows, again enjoying lovely views across the valley. There is ample fitted furniture in this room including tall wardrobes, dressing table, drawers and bedside units. Newly carpeted flooring, radiator, coving.

#### Lounge

20'11" x 16'9" (6.40 x 5.12)

A generously proportioned, dual aspect sitting room with large, south facing, bay window looking out over the river and up to Ilkley Moor. Coal effect, gas fire with timber surround and marble hearth, bespoke, solid timber fitted furniture and charming window seat. Carpeted flooring, two radiators beneath radiator covers, coving and downlighting. Glazed doors lead into:

#### Dining Room

10'7" x 10'0" (3.25 x 3.06)

A lovely, separate, formal dining room with carpeted flooring, obscure glazed window and radiator beneath. Downlighting, coving. This is a lovely room in which to entertain family and friends.

#### WC Shower Room

A three-piece shower room with low-level w/c with concealed cistern, handbasin with traditional style taps set in a pale wood effect, vanity cupboard with wall mounted mirror over and separate shower cubicle. Thermostatic shower, useful seat and glazed screen. Wall tiling, tile effect, vinyl flooring, radiator. Downlighting, extractor. Cupboard housing the washing machine and with useful shelving.

### FIRST FLOOR

#### Landing

A spiral staircase leads to the first floor of this generously proportioned duplex apartment. A landing area with tall fitted cupboards and useful under eaves storage area gives access to a third bedroom or home office and a large, three-piece bathroom. Carpeted flooring, downlighting.

#### Bedroom Three

24'3" x 12'2" (7.40 x 3.73)

A large, third double bedroom or home office with patio doors leading out to a small balcony affording wonderful views across the river and up to Ilkley Moor. A range of dark wood fitted furniture, including desk, drawers and shelving provides the perfect home office area for anybody now working from home. A fantastic feature is two single pull-down beds, enabling this room to be used as an occasional bedroom or indeed as a permanent third double bedroom. Carpeted flooring, downlighting radiator.

#### Balcony

A paved balcony with white railings and with room for a small bistro set provides the perfect spot to sit and enjoy the sunshine whilst taking in the breathtaking views.

#### Bathroom

A good sized, three-piece bathroom with low-level w/c, pedestal hand basin with traditional style taps and panel bath with hot and cold taps and thermostatic shower. Black and white wall tiling, large wall mirrors, vinyl flooring, downlighting, extractor, radiator.

### OUTSIDE

#### Communal Grounds

The property is well set back from Denton Road with lovely, well tended communal grounds incorporating areas of lawn and with mature shrubs and trees. A large tarmac driveway leads round to the garages and further landscaped areas to the rear of the building.

#### Garage

A single garage with electric up and over door, the middle one of three, provides parking or invaluable storage.

#### TENURE

Our vendors have advised that the property is Leasehold with a share of the Freehold with the remainder of a 999 year lease from 1999.

The service charge is £220 per month to include cleaning of communal areas, repairs and maintenance, buildings insurance, maintenance of communal gardens and window cleaning.

There is no ground rent payable.

One small pet is allowed.

#### UTILITIES AND SERVICES


The property benefits from mains gas, electricity and drainage.

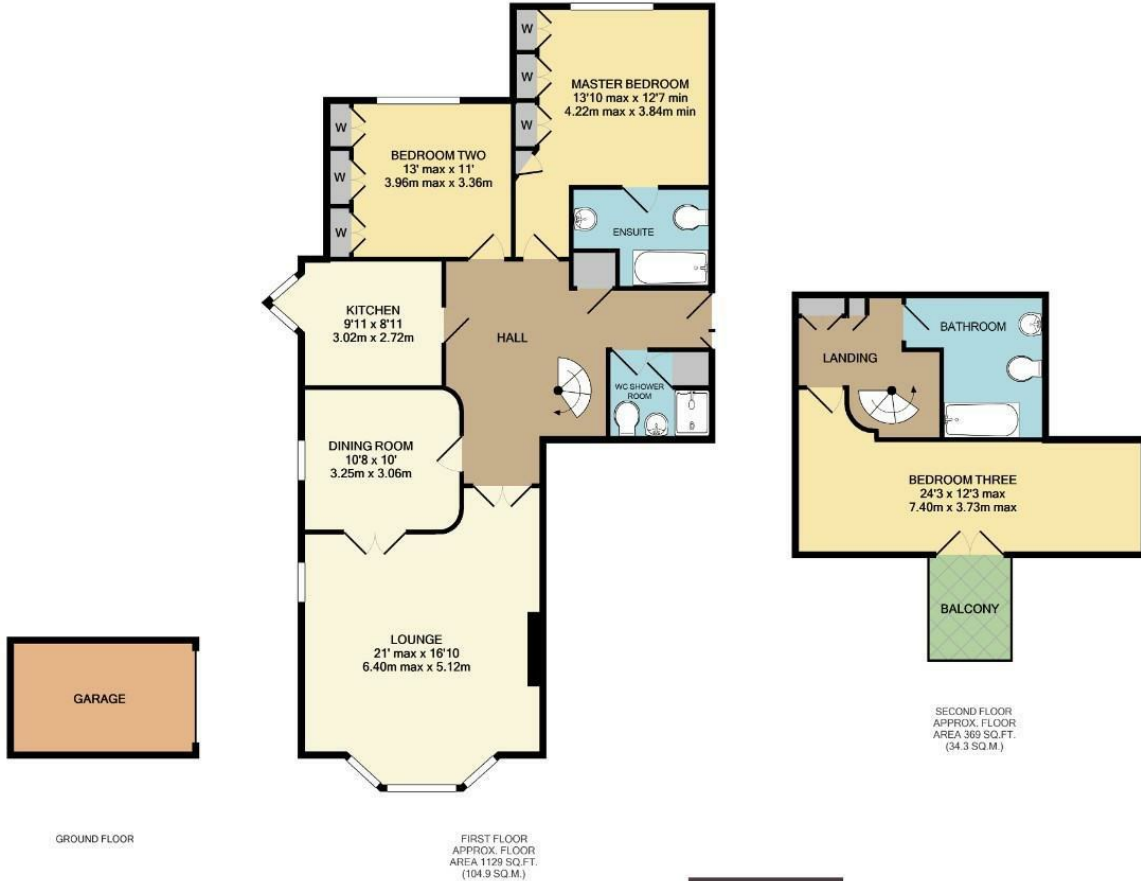
Superfast Fibre Broadband is available to this property.

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



- Three Double Bedroom Duplex Penthouse Apartment
- Beautifully Presented With Neutral Decor
- Immaculate Shaker Style Kitchen
- Generously Proportioned Rooms
- Master Bedroom With En Suite
- Stunning Wharfe Valley Views
- Well Maintained Communal Grounds
- Single Garage With Electric Up And Over Door
- Walking Distance To Ilkley Centre And Train Station
- Council Tax Band G

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1498 SQ.FT. (139.2 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.



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