

# Harrison Robinson

Estate Agents



**7 Priestley Court Railway Road, Ilkley, LS29 8UU**

**Price Guide £250,000**

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## Price Guide £250,000



### Ground Floor

#### Communal Entrance Hallway

- The apartment, situated on the ground floor of Priestley Court is accessed via a spacious communal entrance with voice entry system, carpeted flooring, neutral décor and handrail. Lift access to all floors.

#### Hallway

A smart, solid, wooden door opens into a spacious, welcoming hallway with carpeted flooring, wall mounted, electric heater, downlighting and doors leading into all the principal rooms, including a utility cupboard with space and plumbing for a washing machine and tumble dryer and a further useful, storage cupboard. Wall mounted, controlled, entry system.

#### Utility Cupboard

#### Lounge

17'1" x 12'0" (5.23m x 3.66m)

An oak panelled door with glazed panels opens into a large, bright and airy, dual aspect sitting room benefitting from uPVC, double glazed patio doors leading out onto the flagged patio. One can imagine enjoying a morning coffee or glass of your favourite tippie in the evening sitting here. A further, double glazed window to the side elevation allows natural light to flood in. Carpeted flooring, wall mounted heater, open into:

#### Kitchen

7'11" x 7'3" (2.43m x 2.21m)

Fitted with a range of cream, high gloss, wall and base units with stainless steel handles and contrasting grey worksurfaces and upstands. High quality integral appliances include a fridge freezer, electric oven and microwave, induction hob with glass splashback and stainless-steel extractor hood over. A stainless-steel sink and drainer with chrome, mixer tap sits beneath the double glazed window. What a view to wash up to! Large, stone effect, floor tiling, low level spotlights to base units and undercabinet lighting, wall mounted heater.

#### Bedroom

13'3" x 8'11" (4.04m x 2.74m)

A great sized, double bedroom with a large, walk-in wardrobe providing generous storage with plenty of hanging space. Carpeted flooring, wall mounted heater, uPVC, double glazed window to side elevation.

#### Bathroom

A modern, shower room off the entrance hall with double walk-in shower cubicle with drench shower and additional hand shower attachment and glass screen. Low level w/c with concealed cistern and chrome flush with shelf over and vanity ceramic hand basin with chrome, mixer tap set in a white vanity unit with mirrored, vanity cupboard above with built in lighting. Neutral, floor and wall tiling, wall mounted fan.

#### Communal Lounge

Priestly Court benefits from a communal lounge where various activities take place throughout the week.

### OUTSIDE

#### Patio Area

This beautiful, apartment benefits from a private, flagged patio, which continues round to the west side of the property taking advantage of the afternoon sun. The property benefits from an allocated parking space and the use of the manicured, communal grounds with paved seating areas and benches set on well-maintained areas of lawn. Priestley Court also has a fabulous Sun Roof Terrace, where one can relax and enjoy the fantastic views.

### NOTES

#### Charges

The apartment is leasehold with the remainder of a 999 year lease from 2017.

House Manager Service charge: £2,509.80 per annum / £209.00 a month (for the financial year ended 30 Jun 2024)

Ground rent: £425 per year. Ground rent review: June 2032

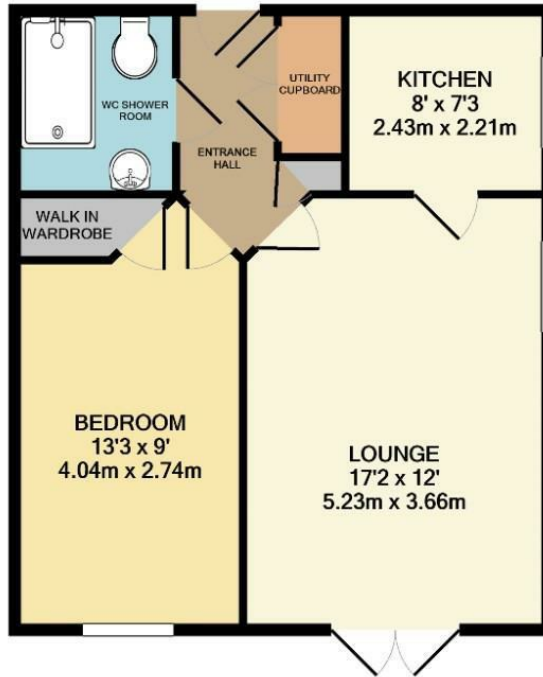
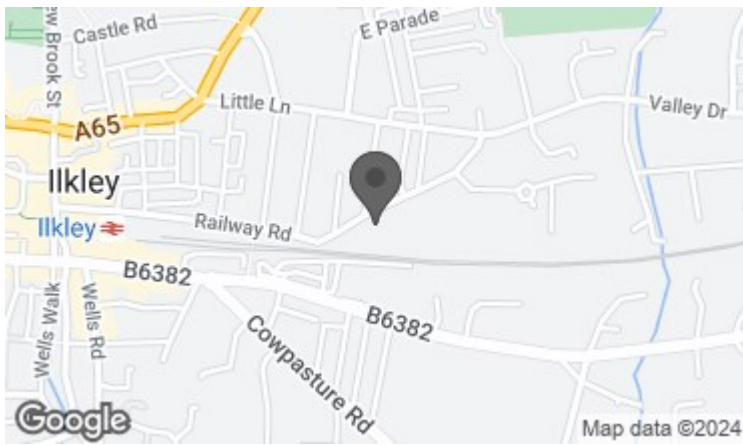
Managed by: McCarthy and Stone Management Services.

It is a condition of purchase that all residents must meet the age requirement of 60 years.

## UTILITES AND SERVICES

The property benefits from mains electric and drainage.  
Ultrafast Fibre Broadband is available to this property.  
Please visit the mobile and Broadband Ofcom website to check  
broadband speeds and mobile 'phone coverage.





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TOTAL APPROX. FLOOR AREA 513 SQ.FT. (47.6 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	
Current	Potential
87	87

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	A

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.