

Harrison Robinson

Estate Agents



5 Castle Gate, Ilkley, LS29 8DF

£289,950



5 Castle Gate, Ilkley, LS29 8DF

£289,950



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 two, first floor apartments.

Private Entrance Hall

A solid timber entrance door leads into the private, spacious reception hall. Glazed doors open into the principal rooms including a recently fitted 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.

Kitchen

14'0" x 7'1" (4.27 x 2.18)

A beautifully presented, recently fitted kitchen with a range of high gloss base and wall units with complementary worksurfaces, upstands and glass splashbacks. Appliances include Neff electric oven and microwave oven, Neff dishwasher, fridge freezer and washing machine. Ceramic induction hob with stainless steel extractor over, One and a half bowl, stainless steel sink and drainer with chrome mixer tap beneath a double glazed window with a lovely aspect across to the church and parkland beyond. Herringbone style vinyl flooring.

Lounge

15'6" x 12'0" (4.73 x 3.67)

A light and airy, good sized lounge with double glazed window to the front elevation, carpeted flooring, coving and radiator. Two fitted cupboards, an electric fire in a timber surround on a marble hearth provides a focal point to this lovely room.

Shower Room

A recently installed, modern shower room with low level w/c, hand basin with chrome mixer tap set in white, high gloss vanity drawers and a walk in shower with thermostatic, drench shower with additional attachment, glazed screen and attractive, stone effect wall tiling. Obscure, double glazed, sash window, extractor, wood effect, vinyl flooring.

Bedroom One

12'4" x 10'9" (3.76 x 3.28)

A good sized double bedroom to the rear of the apartment with bespoke, high quality, floor to ceiling fitted wardrobes, carpeted flooring, double glazed window and radiator.

Bedroom Two

12'4" x 10'9" (3.76 x 3.29)

A second double bedroom with high quality, bespoke, floor to ceiling fitted wardrobe, carpeted flooring, double glazed window and radiator.

OUTSIDE

Allocated Parking

The property benefits from a numbered, allocated parking space by the communal entrance door.

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.

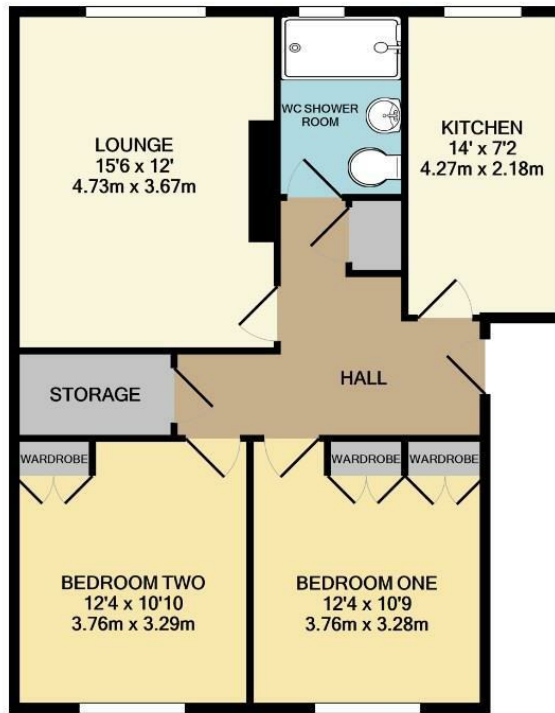
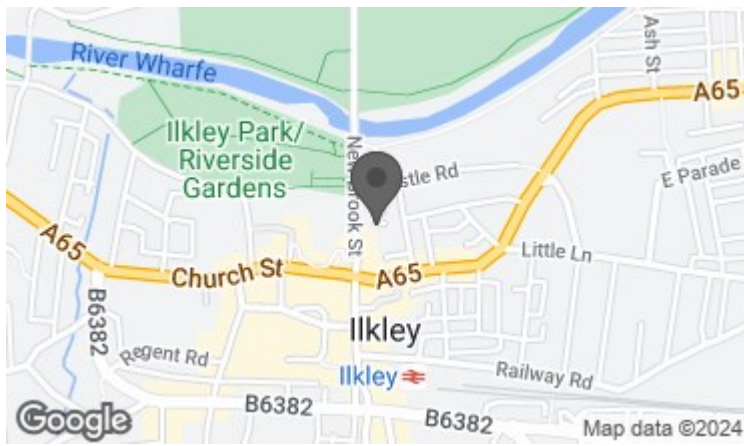
No pets allowed.

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.





TOTAL APPROX. FLOOR AREA 728 SQ.FT. (67.6 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
74	79

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
A	A

Very environmentally friendly - lower CO₂ 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.