

Harrison Robinson

Estate Agents



Flat 4, 14 Yewbank Terrace, Ilkley, LS29 9EZ

£185,000

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GROUND FLOOR

Communal Entrance Hall

A stone flagged pathway leads to stone steps beneath a beautiful, covered porch, where a heavy, part glazed, timber door opens into a porch area with attractive, original floor tiling. A further glazed, timber door with transom light leads into the communal entrance hall, again with original floor tiling and a return, carpeted staircase with heavy, oak balustrade leads up to the second floor landing area. A door on the half landing opens into a small storage area housing the boiler for Apartment 4. A door opens into:

SECOND FLOOR

Entrance Hallway

Smartly presented solid wood flooring with white, panelled doors leading into the lounge, bedroom and cloakroom. A hatch gives access to a small storage area.

Lounge

20'0" x 14'5" (6.1 x 4.4)

A fabulous, dual aspect, open plan lounge with a large, double glazed dormer window allowing in lots of natural light and affording views up to Ilkley Moor and the iconic Cow and Calf Rocks. A further window to the side elevation provides additional light and stunning views. A black, cast iron fireplace provides an attractive focal point to the room and in addition to the sloping ceilings and exposed, painted beams adds character to this area. Continuation of solid wood flooring, two radiators, ample room for furniture. Open into:

Dining Kitchen

Fully refurbished, fitted with a range of cream, high gloss base and wall units with marble effect worksurfaces and contemporary, grey metro tiling to splashbacks. Integral appliances include an under counter fridge and separate, under counter freezer and electric oven with induction hob and stainless steel extractor hood over, space and plumbing for a washing machine. An inset, ceramic sink with drainer and traditional style, chrome, mixer tap sits beneath a large, double glazed, dormer window, again with beautiful views up to Ilkley

Moor. What a fabulous view to wash up to! A breakfast bar provides a useful seating area, ideal for enjoying a meal or cup of coffee. Attractive, high quality stone floor tiling.

Bedroom

13'5" x 10'9" (4.1 x 3.3)

A spacious, double bedroom benefitting from a tall, double glazed window to the side elevation with views up to Ilkley Moor. Continuation of solid wood flooring, radiator, fitted, recessed wardrobes. Double doors into:

En Suite Shower Room

Wow! A beautifully presented, en suite shower room with corner shower cubicle with large drench shower and additional attachment and curved, sliding, glass doors. Inset sink with chrome, mixer tap set in high gloss cupboards and drawers and with attractive, marble effect worksurface. Large, marble effect, wall tiling with complementary pale grey, slate effect floor tiling. White, ladder style, heated towel rail, extractor, Velux.

Cloakroom

Fitted with a low level w/c, wall hung hand basin with chrome mixer tap and with tiled splashback. White, ladder style, heated towel rail, grey, slate effect floor tiling, extractor. Room for hanging coats and storing shoes.

NOTES

Tenure

The property is leasehold with a lease term of 999 years from 1 August 2009.

The vendor has advised us that the monthly service charge is £70 to include window cleaning and general repairs. Each apartment has a 25% share in the freehold.

Pets are allowed.

Utilities & Services

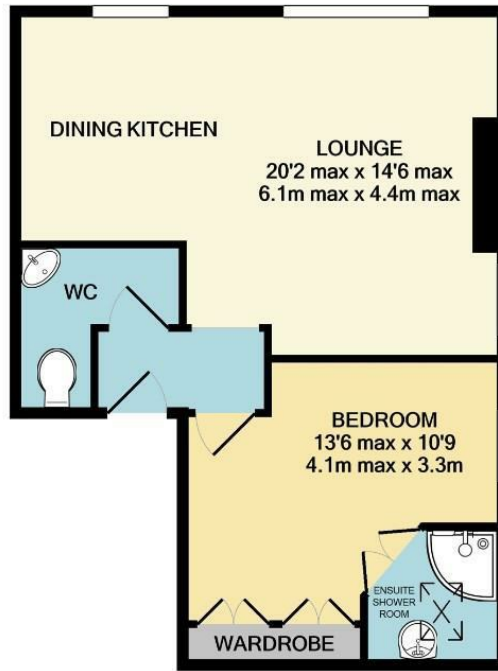
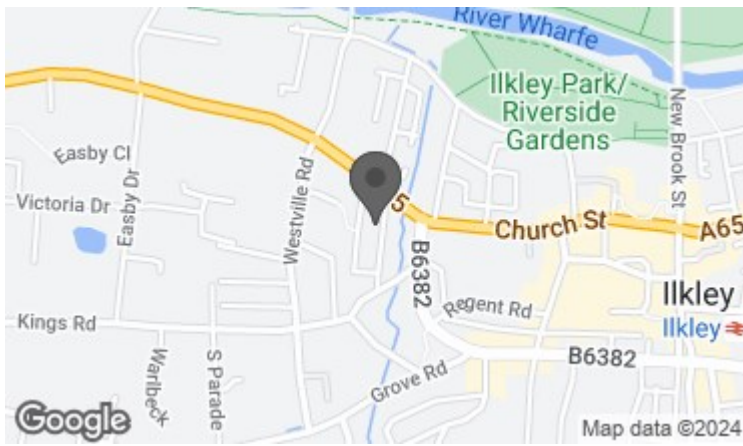
The property benefits from electricity and mains drainage. There is Superfast Fibre Broadband available to this property.

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

Parking

Two parking places are available for the apartment on Yewbank Terrace which is a private road. Permits are available.





TOTAL APPROX. FLOOR AREA 495 SQ.FT. (46 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
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	
60	71
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(81-91) 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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