

Harrison Robinson

Estate Agents



Flat 1, 20 Manley Road, Ilkley, LS29 8QP

Price Guide £325,000

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GROUND FLOOR

Entrance Hall

A timber framed, glazed door with transom light over and glazed side panel allow the light to flood in to this spacious entrance hall and afford a stunning direct view towards the Cow and Calf Rocks. Laminate flooring and picture rail.

Kitchen

11'8" x 7'11" (3.56 x 2.43)

A smartly presented, good-sized, galley kitchen comprising of a range of wooden fronted base and wall cupboards providing a good level of storage with laminate worksurface and white, tiled splashback over. Appliances include an electric oven with ceramic hob over, an under counter fridge and freezer and a washing machine. A one and a half bowl sink and drainer with mixer tap sits beneath a timber framed, sash window, which allows plenty of natural light to flood in and affords a lovely view across the valley towards Middleton. Timber beams add a note of character and high ceilings give a great feeling of space. Practical, tiled floor.

Lounge

19'5" x 19'3" (5.94 x 5.87)

A solid timber door opens into this beautiful sitting room and one immediately senses the elegance, grandeur and stunning features afforded here. With ornate plasterwork to the ceiling and walls, this room is a lovely room in which to relax or entertain guests. Light floods in through the large, south facing, box bay window, which looks out onto the veranda and private patio and affords a magnificent, direct view towards the Cow and Calf Rocks - simply stunning. A further tall window accentuates the bright atmosphere. An elegant wooden fire surround houses an electric fire. Carpeting, two radiators and TV point.

Master Bedroom

18'0" x 16'6" (5.49 x 5.03)

A most generous, dual aspect, double bedroom. Light floods in through two large, timber framed windows to the south facing elevation with an outlook over the charming, private, patio garden with a further sash window to the opposite elevation affording a far reaching view towards Middleton. Exposed beams

and picture rail lend character. Radiator and carpeting. A sliding door opens into:

En Suite Shower Room

.A good-sized en suite shower room comprising of a corner glazed shower cubicle with Mira electric shower, a vanity washbasin and a low-level w/c. Carpeting and radiator. A timber framed, sash window affords a delightful view across the valley.

Hall

Half-glazed French doors from the communal entrance open into the spacious hallway, benefitting from panelling to dado height, stunning cornicing and plasterwork and deep skirting boards. Heavy timber doors give access to bedroom two, the lounge and the house bathroom. Carpeted flooring and radiator. Space for several items of furniture.

Bedroom Two

15'1" x 15'0" (4.62 x 4.58)

A second double bedroom of wonderful proportions and benefitting from tall, dual aspect windows including to the south facing aspect providing a charming aspect over the veranda and a stunning view towards the Cow and Calf Rocks - what an incredible view to wake up to! Ornate plasterwork to the ceiling and cornicing. Carpeting and radiator.

House Bathroom

The same charming, elegant style continues in the bathroom. An inset bath with traditional style mixer taps and hand held shower has a mirrored back drop enhancing the feeling of space. Pedestal washbasin with traditional style taps and mirror over. A concealed cistern w/c is set within a cupboard unit creating extra storage. Inset roof lighting, coving, radiator and tiled flooring. A cupboard houses the water tank.

OUTSIDE

Private Patio Garden

This south facing garden is principally laid to patio, providing a low-maintenance, private environment in which to relax or enjoy al fresco entertaining with family and friends. The patio is bordered by mature shrubs and trees. A gate gives direct

access to the front driveway and tall fencing maintains privacy. Ample room for outdoor furniture and some colourful pots.

Parking

There is a spacious driveway to the front of the property with shared parking.

NOTES

Tenure

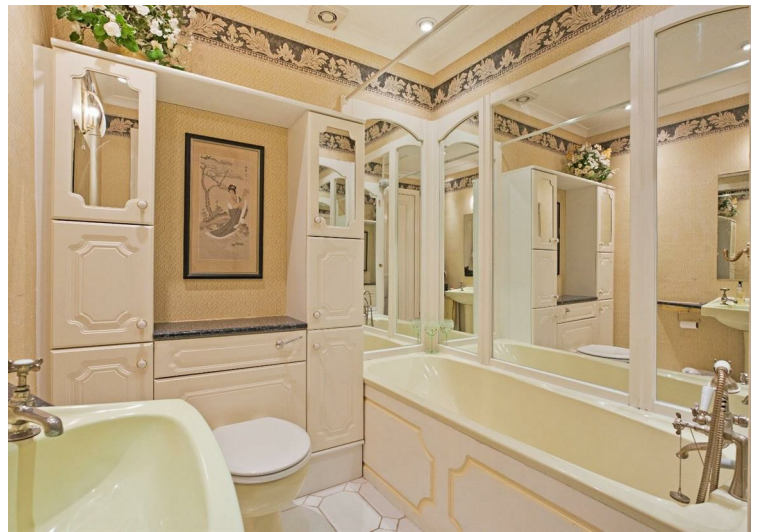
The property is leasehold. We understand from the vendors that the current lease is 99 years from November 1978 however the lease is in the process of being extended and is to be a 999 year lease dating from 24 November 1978. There is currently no service charge payable. Flat 1 owns a share of the freehold.

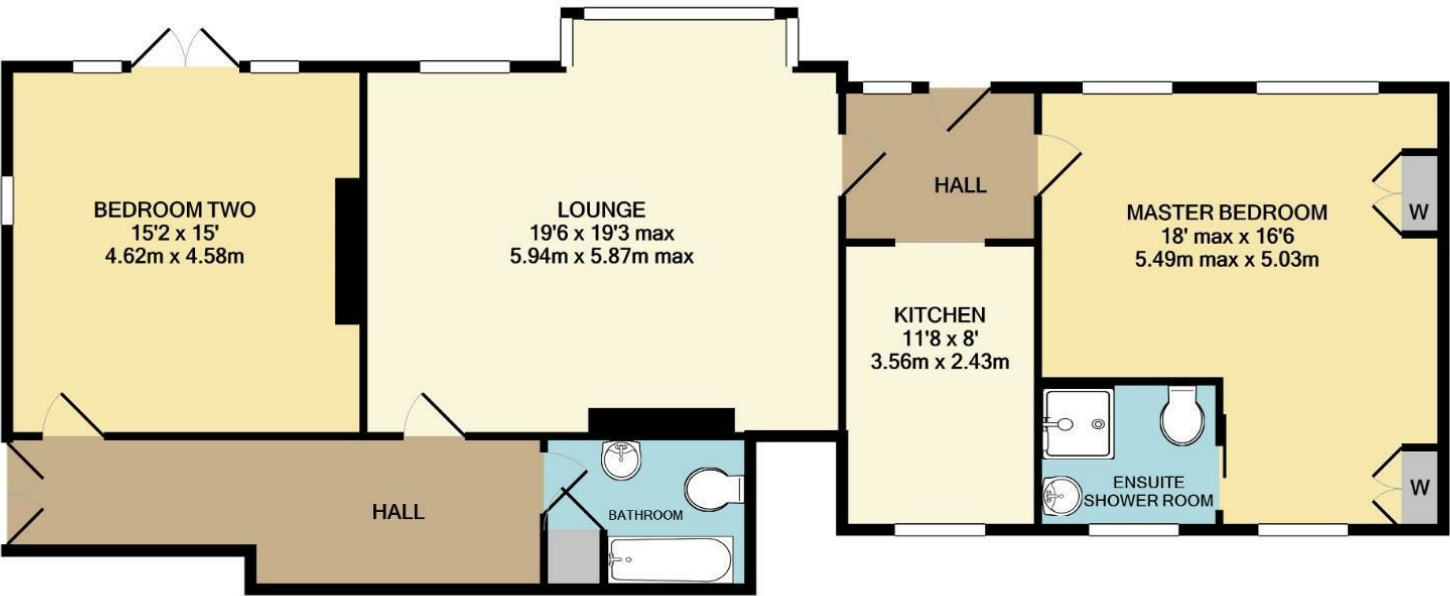
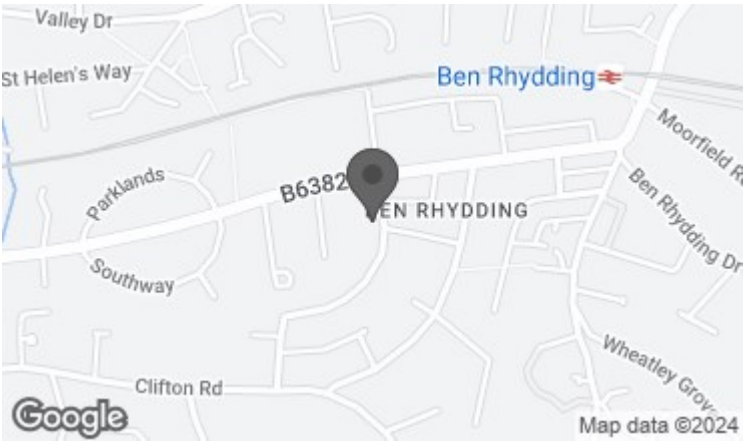
Accessibility

Via the accessible side path and entrance door and being completely on one level, the flat would also be eminently suitable for anyone with limited mobility.

UTILITIES AND SERVICES

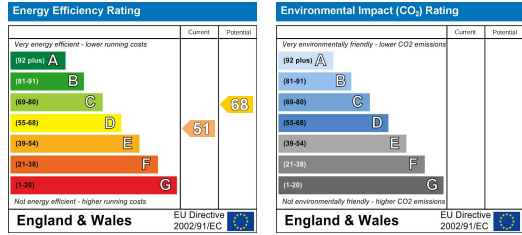
The property benefits from mains gas, electric and drainage. Please visit the mobile and Broadband Ofcom website to check broadband speeds and mobile 'phone coverage where it is shown that Superfast and Ultrafast Broadband are available to the property.





TOTAL APPROX. FLOOR AREA 1130 SQ.FT. (105.0 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



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.