

# Harrison Robinson

Estate Agents



**Flat 4, 1 Rombald Grange Crossbeck Road, Ilkley, LS29 9JL**  
**Offers Over £375,000**

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# Flat 4, 1 Rombald Grange Crossbeck Road, Ilkley, LS29 9JL

## Offers Over £375,000



### GROUND FLOOR

#### Communal Entrance

The property is approached via a level pathway bounded by well stocked borders and manicured hedging. A solid timber door opens into an elegant, communal entrance hall with carpeted stairs leading to the upper floors.

### FIRST FLOOR

#### Landing

A return carpeted staircase with solid balustrade leads up to the first floor landing. A timber entrance door opens into the apartment.

#### Open Plan Living Dining Kitchen

24'11" x 15'8" (7.6 x 4.8)

Wow! A fantastic, brand new kitchen fitted with grey base and wall units with low level and under cabinet lighting, complementary, white work surfaces and beautiful, slate effect wall tiling to splashbacks. Integrated appliances include dishwasher, electric oven, microwave, fridge freezer and washer dryer. A large, central island with attractive pendant lighting housing a four ring, induction hob, with useful cupboards and drawers, provides the perfect spot to sit and enjoy a coffee and a chat. Inset, grey sink and drainer with black, hose style, mixer tap, tall, grey contemporary styled radiator. A leaded, arched window is an attractive feature. Open to a generously proportioned living area where a large, arched double glazed window affords a generous vista of Ilkley Moor, the Cow & Calf Rocks and a range of wildlife including red & roe deer. One really has the feeling of being in the countryside. Two radiators, laminate flooring, a further, low window is a lovely feature. Glazed timber doors open into the sun room and steps lead down to:

#### Snug

9'10" x 6'6" (3 x 2)

A lovely, dual aspect room, perfect as a home office, snug or occasional third bedroom. Large, double glazed windows enjoy beautiful, peaceful, leafy views and a further sash window allows natural light. Grey, wall mounted shelving, laminate flooring, radiator.

#### Sun Room

A light and airy sun room with double glazed windows affording wonderful leafy views. Laminate flooring, radiator. The current owner has planning permission to remove this room and create a balcony, which would be the perfect spot to sit and enjoy the surroundings with a glass of your favourite tippie.

#### Hall

A hall from the kitchen area leads to the rear of the apartment with doors opening into two, good sized, double bedrooms, the master having an en suite dressing room, and the beautiful house bathroom. Continuation of the laminate flooring, cupboard housing the new electric boiler and water tank.

#### Master Bedroom

15'1" x 12'9" (4.6 x 3.9)

A beautifully presented double bedroom with a double glazed sash window affording stunning views across the Wharfe Valley. What a view to wake up to! With high ceiling, coving, laminate flooring and vertical, grey, contemporary styled radiator. Recessed wardrobe with hanging rail and shelving. Open to:

#### En Suite Dressing Room

A most useful, immaculately presented, en suite dressing room with low level w/c and hand basin with black mixer tap set in a grey vanity cupboard. High wall shelf, downlighting, laminate flooring. Bespoke, floor to ceiling fitted wardrobes.

#### Bedroom Two

10'5" x 7'10" (3.2 x 2.4)

A second double bedroom with a high level, double glazed window, laminate flooring and radiator.

#### Bathroom

An immaculately appointed, three-piece bathroom with low level w/c with concealed cistern, large hand basin with mixer tap set in a deep vanity drawer with back lit mirror. Deep fill bath with mixer tap and shower attachment set in a white, tiled surround. Large, white metro tiling, high level concealed mood lighting. Wall mounted vanity cupboard, laminate flooring, grey ladder style heated towel rail, USB port. Obscure double glazed sash window. What a wonderful room to soak away the cares of the day!

## OUTSIDE

### Communal Gardens

Rombald Grange is set in beautifully maintained, well stocked, communal gardens for the residents' use. One can sit and relax and enjoy the surroundings and peace and quiet, a rare feature for somewhere so conveniently located to the centre of Ilkley. Should you wish to venture further afield there are beautiful walks on your doorstep on Ilkley moors and parkland areas close by.

### Allocated Parking

The property is approached by a sweeping driveway bounded by the well stocked gardens adding to the overall external appeal. There is an allocated parking space for the apartment close to the entrance door.

## TENURE

We are advised that the property is leasehold with 979 years remaining.

The current annual service charge is £2329.66 and the annual ground rent is £387.64.

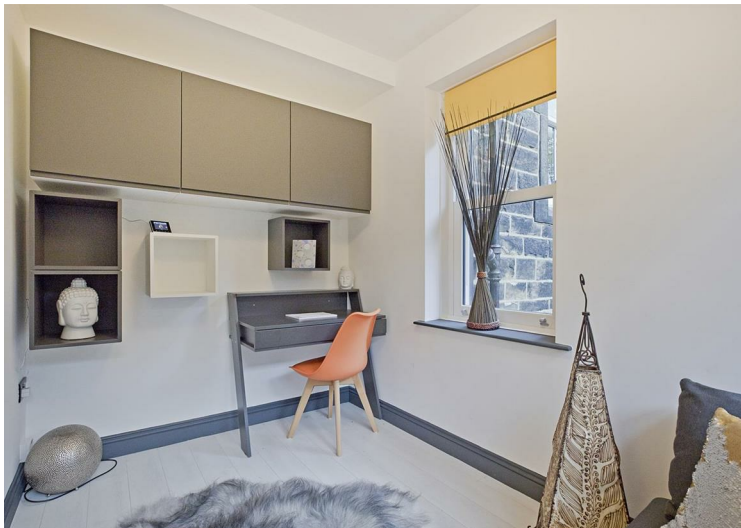
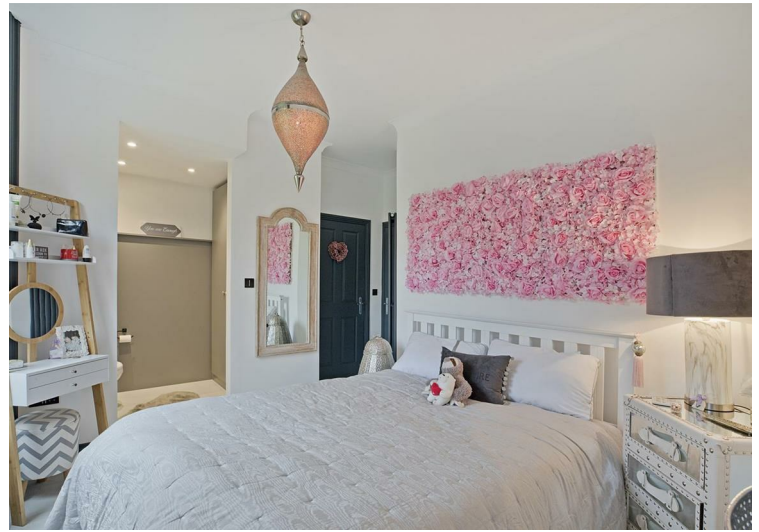
The service charge includes building insurance.

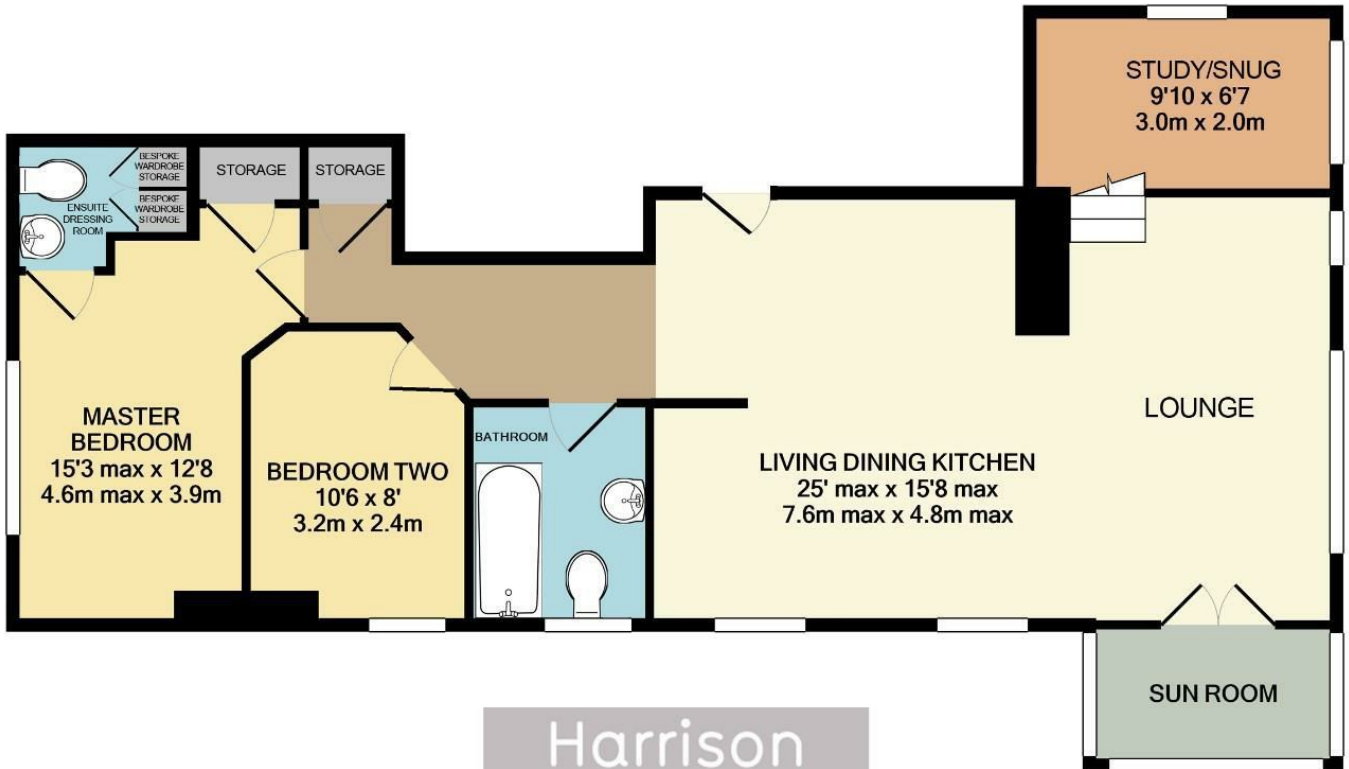
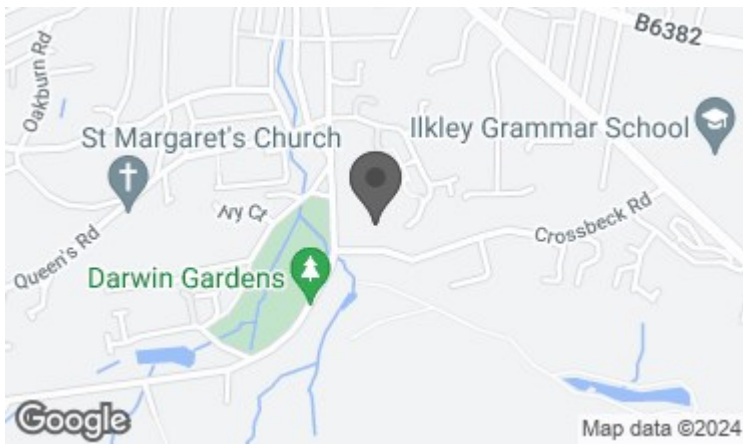
Pets are allowed.

## UTILITIES & SERVICES

The property benefits from mains gas, electricity and drainage. Superfast Full Fibre Broadband is shown to be available to this property.

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





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TOTAL APPROX. FLOOR AREA 854 SQ.FT. (79.3 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	
Very energy efficient - lower running costs	Current
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	

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Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(81-91) <b>A</b>	
(69-80) <b>B</b>	
(55-68) <b>C</b>	
(39-54) <b>D</b>	
(21-38) <b>E</b>	
(1-20) <b>F</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	

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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.