

Harrison Robinson

Estate Agents



Apartment 9, Thorpe Hall Queens Drive, Ilkley, LS29 9HY

£799,950

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SECOND FLOOR

Entrance Hall

A generous, carpeted reception hall provides access to the principal rooms. Video entry phone, radiator and downlighting. This is a wonderful environment in which to greet friends and family. A good-sized, walk in store room off the entrance hall provides useful storage.

Living Room

24'7" x 17'0" (7.5 x 5.2)

A light and airy sitting room of grand proportions benefitting from high ceilings, deep skirtings and exposed purlins. A large, arched window is a stunning, focal point affording fantastic views over Ilkley and the Wharfe Valley. Two additional high-level windows enhance the bright atmosphere. Carpeted flooring, radiators, wall lights and TV point. This is a fabulous environment in which to relax or entertain.

Living Dining Kitchen

20'4" x 18'0" (6.2 x 5.5)

A spacious, living dining kitchen, again benefitting from superb views across the valley. Fitted with a comprehensive range of modern, white base and wall units including pan drawers, wicker drawers, display shelves and a glazed display cupboard with granite work surfaces and up stands over incorporating an inset stainless-steel sink unit. Attractive, complementary tiled splashback and concealed lighting. Integrated appliances include a double oven, a five ring gas hob with a stainless-steel chimney hood over, a fridge freezer and a dishwasher. A large, central island with granite work surface and wine rack incorporates a breakfast bar – a great spot to sit and enjoy a coffee taking in the fabulous views. Amtico flooring to the kitchen area and carpeting to the living/dining space. Downlighting and radiators. Room for a family dining table, a small sofa and several armchairs.

Dining Room

15'8" x 13'1" (4.8 x 4.0)

A spacious dining room, positioned in the centre of the apartment, benefitting from a high ceiling and a lantern roof window affording ample natural light. Picture rail, downlighting, carpeting and radiator. Once again the proportions afforded here are excellent with room for the most generous of dining tables without compromising on space for a sofa and armchairs plus additional furniture.

Utility Room

8'6" x 5'2" (2.6 x 1.6)

Smartly fitted with a range of modern base and wall units incorporating an inset stainless-steel sink unit. Plumbing for a washing machine. Room to accommodate a tumble drier and fridge freezer. Exposed purlins and stylish yet practical Amtico flooring.

Cloakroom

A good-sized guest cloakroom, fitted with a traditional style, white suite comprising a pedestal washbasin with tiled splashback and low-level w.c. Exposed purlins, Amtico flooring, downlighting and radiator.

Master Bedroom

16'8" x 14'5" (5.1 x 4.4)

A haven of peace and tranquillity, this is a lovely, spacious, light and airy bedroom with south facing windows. Fitted with an extensive range of bespoke wardrobes and drawers, providing ample storage. A walk-in airing cupboard houses the central heating boiler. Exposed purlins, carpeted flooring and radiator.

En Suite

Fitted with a modern white suite comprising a large shower cubicle with mains shower and glazed screen, a vanity washbasin with traditional style taps and double cupboard and drawers below and a low-level w/c. Fully tiled round the shower with limestone tiled walls and matching tiling to the vanity basin splashback. Heated towel rail. Amtico flooring, shaver point and downlighting.

Bedroom Two

16'8" x 14'1" (5.1 x 4.3)

A second most generous, double bedroom, which could easily be the Master. Fitted with an extensive range of contemporary, Schreiber oak wardrobes and drawers. Two south facing dormer windows make for a bright and airy atmosphere. Carpeted flooring, radiator and downlighting.

Bedroom Three / Study

14'1" x 6'10" (4.3 x 2.1)

Yet a further double bedroom, this time to the north facing elevation benefitting from a window affording superb views over Ilkley. This would also make an ideal home office should there be no requirement for a third bedroom. Ladder access to a boarded storage area. Carpeting, radiator and downlighting.

Bathroom

Fitted with a modern, traditional style, white suite comprising a panelled bath with mains thermostatic shower and separate handheld shower attachment and glazed shower screen, pedestal washbasin with traditional style taps and a low-level w/c. Tumbled limestone tiling and Amtico flooring. Exposed purlins, downlighting, radiator and shaver point.

Stair Well/Landing

10'2" x 9'10" (3.1 x 3.0)

Half-glazed, double doors leading off the dining room open into a good-sized landing within the tower. This is the piece de la resistance of this charming property benefitting from windows to three sides providing delightful, far-reaching views. Access to two terraces.

Balconies

Two doors from the stairwell/landing on the second floor provide access to two terraces, both with stone balustrades, one with a southerly aspect and one with views northwards across Ilkley and the valley. An impressive, substantial, contemporary, spiral staircase leads up the tower and provides access to:

THIRD FLOOR

Stair Well/Landing

10'2" x 9'10" (3.1 x 3.0)

The spiral staircase arrives at a third floor landing benefitting from triple aspect windows affording further superb countryside views. A door leads out onto:

Roof Terrace

This is the most special, private outdoor environment – a sizeable, roof top garden with wrought iron balustrade affording magnificent, panoramic views. Ample room for outdoor furniture and some colourful pots, this is a perfect spot to relax or entertain and must boast one of the finest views in Ilkley!

Communal Gardens

Thorpe Hall is set within beautiful, landscaped, private gardens, laid primarily to lawn with mature trees, shrubbery and an open pavilion.

Parking

There are two allocated parking spaces for Apartment 9 accessed via electrically operated, wrought iron gates.

Tenure

The apartment is leasehold with a share of the freehold with 104 years remaining of the 125 year lease from 2003.

The annual service charge is £5,300 to include buildings insurance, external maintenance of the building, maintenance of shared areas and gardening.

£50 annual ground rent.

No pets allowed.

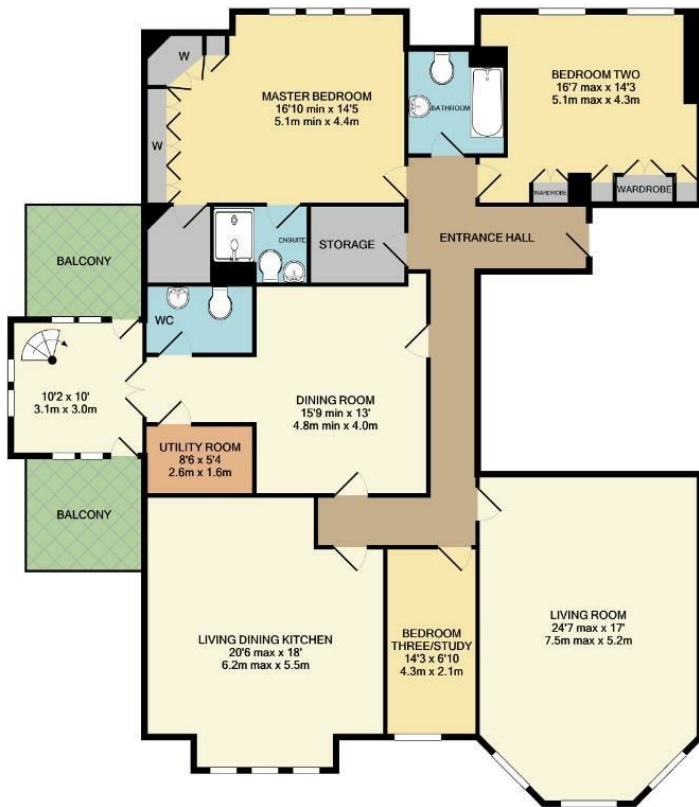
Utilities & Services

The property benefits from mains gas, electricity and drainage.

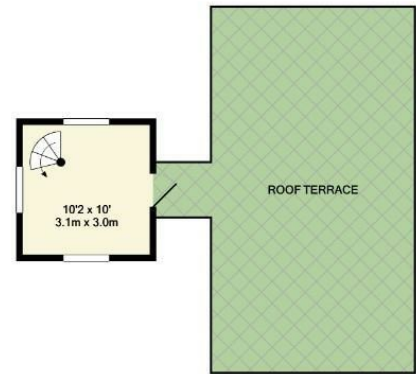
Superfast Broadband is shown to be available to the property.

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





SECOND FLOOR
APPROX. FLOOR
AREA 2092 SQ.FT.
(194.3 SQ.M.)



THIRD FLOOR
APPROX. FLOOR
AREA 101 SQ.FT.
(9.4 SQ.M.)



TOTAL APPROX. FLOOR AREA 2193 SQ.FT. (203.7 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 misstatement. 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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) 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.