

# Harrison Robinson

Estate Agents



**Apartment 7, Thorpe Hall Queens Drive, Ilkley, LS29 9HY**

**Price Guide £550,000**

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### GROUND FLOOR

#### Communal Entrance

Immediately on entering one senses the stunning beauty of Thorpe Hall, built in 1881 by local businessman George Thorpe. Whilst one can take the broad and elegant, original staircase from the delightful, principal entrance hall, a lift takes you to the first floor.

### FIRST FLOOR

#### Private Entrance Hall

A solid timber door opens into a welcoming and spacious entrance hall. Doors open to all the principal rooms. Carpeted flooring, downlighting, two radiators.

#### Lounge

20'8" x 13'9" (6.3 x 4.2)

A beautifully presented, light and airy sitting room with tall, timber framed sash windows allowing an abundance of natural light, this is a delightful room in which to relax. Patio doors lead out to a charming paved balcony, where one can enjoy the fantastic aspect over Queens Drive and up to Ilkley Moor. Carpeted flooring, two radiators, coving. Electric, log effect fire with stone hearth and surround creates a lovely focal feature to this room..

#### Balcony

A delightful spot to sit and enjoy the fresh air and lovely views. With plenty of room for flowering pots and outdoor furniture this really is a lovely, private outdoor area.

#### Living Dining Kitchen

22'3" x 21'7" (6.8 x 6.6)

A superb, open plan living dining kitchen with three windows allowing natural light and enjoying stunning, long distance views. The kitchen is fitted with a range of cream, high gloss Shaker style cabinetry with stainless steel handles, complementary work surfaces and attractive metro tiling to splashbacks. Integral appliances include electric oven, four ring gas hob with extractor over, washing machine, dishwasher and fridge freezer. One and a half bowl, inset, black sink with chrome mixer tap, slate effect vinyl flooring, downlighting, coving. A peninsula unit houses drawers and wine cooler and provides seating for three people. The kitchen is open into a large, light and airy living, dining room with beautiful wooden flooring, deep skirting, original coving and ceiling rose. There is ample room for a family dining table and comfortable furniture here, if desired, making this a most sociable space for family and friends.

#### Master Bedroom

12'5" x 11'1" (3.8 x 3.4)

A lovely double bedroom to the front elevation with tall, timber framed sash windows enjoying a lovely leafy aspect. A range of fitted furniture, including tall wardrobe, cupboards, drawers and vanity table. Carpeted flooring, radiator, coving. Door into:

#### En Suite Shower Room

Well presented, with low level W.C., pedestal handbasin with traditional style chrome taps with vanity unit beneath and corner shower cubicle with

thermostatic shower, curved, glazed doors and wall tiling. Wall mounted vanity unit, slate effect vinyl flooring, chrome, ladder style, heated towel rail. Downlighting, extractor.

#### Bedroom Two

14'5" x 7'6" (4.4 x 2.3)

A lovely, second double bedroom, again to the front of the property, with tall, timber framed sash windows, carpeted flooring, radiator, high ceiling. Tall, pale wood effect fitted wardrobe with cupboard.

#### Bedroom Three / Study

8'10" x 8'10" (2.7 x 2.7)

A light and airy, dual aspect, second reception room or third bedroom, if desired. Timber framed windows afford fantastic views across the Wharfe Valley and communal gardens below. Carpeted flooring, radiator.

#### Cloakroom

With low-level W.C., and pedestal handbasin with traditional style chrome taps and tiled splashback. Recessed cupboard with shelving in addition to useful wall shelving. Wood effect vinyl flooring, extractor, downlighting.

#### Bathroom

A well presented bathroom with low-level W.C., pedestal handbasin with traditional style chrome taps and vanity unit beneath and panel bath with thermostatic shower, glazed screen and stone effect, travertine wall tiling. Ladder style, heated towel rail, vinyl flooring, downlighting, extractor.

### OUTSIDE

#### Communal Grounds

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

#### Allocated Parking

There are two allocated parking spaces for Apartment 7 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 £3,138 to include buildings insurance, external maintenance of the building, maintenance of shared areas, window cleaning and gardening.

No pets allowed.

### UTILITIES AND SERVICES

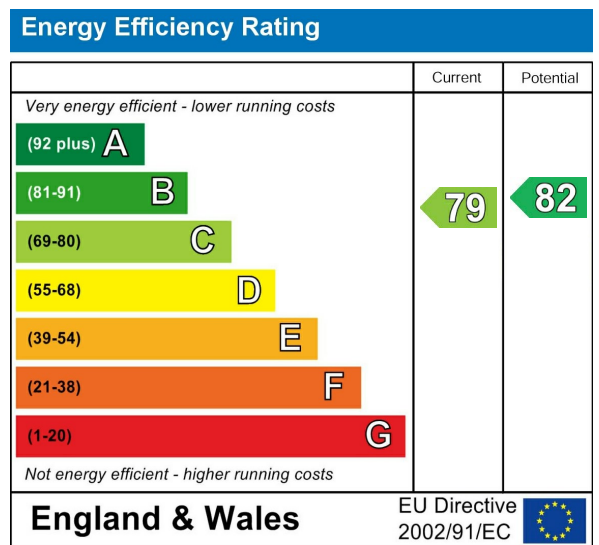
The property benefits from mains gas, electricity and drainage.

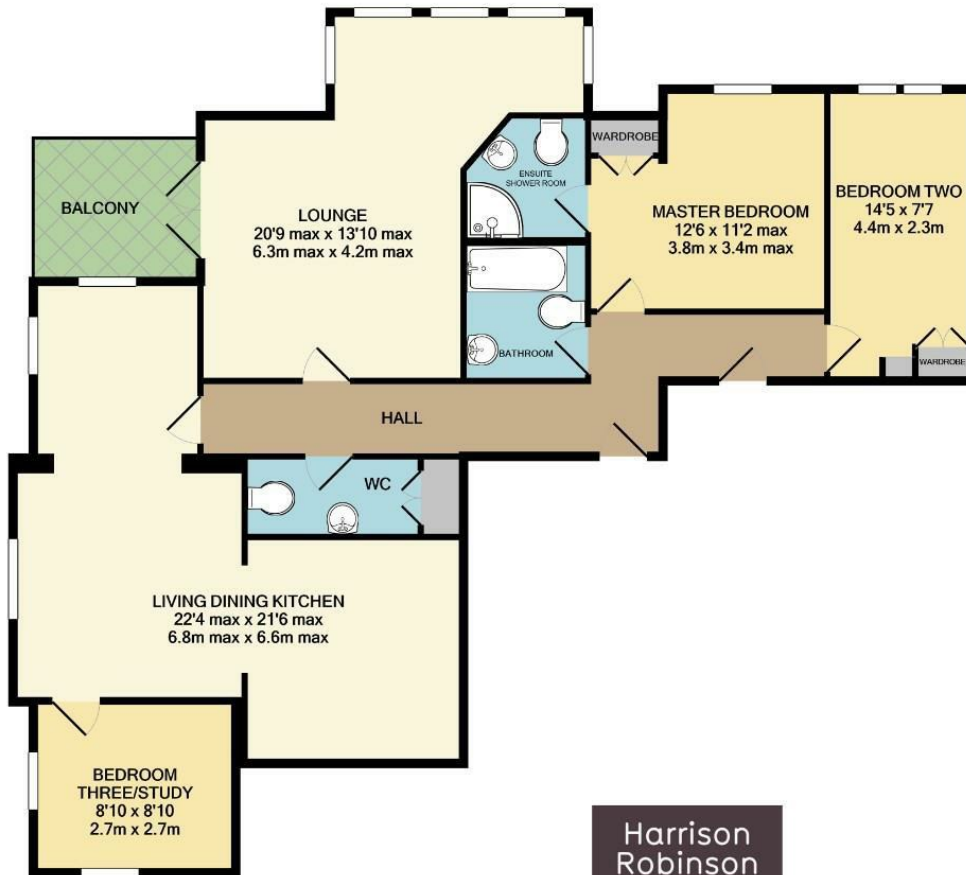
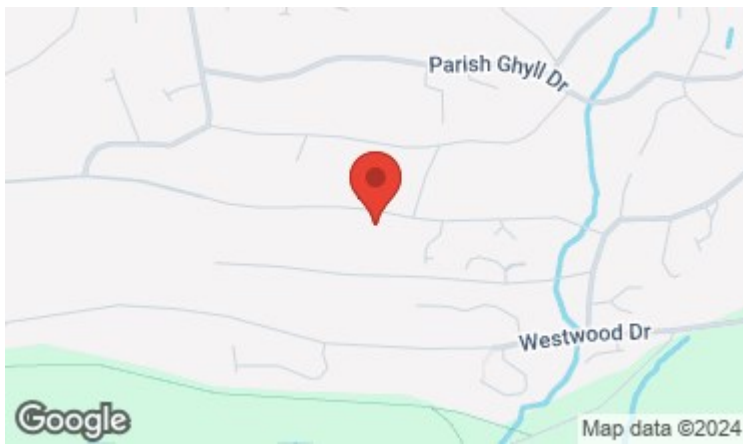
Superfast Broadband is shown to be available to the property.

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



- Spacious Three Bedroom Grade II Listed First Floor Apartment
- Beautiful Character Features
- Delightful Long Distance Views
- Good Sized Living Dining Kitchen
- Spacious Lounge With Patio Doors To Private Roof Terrace
- Master Bedroom With En Suite Shower Room
- Fabulous Lock Up And Leave Property
- Beautifully Presented Throughout
- Close Walking Distance to Ilkley Town Centre & Ilkley Moor
- Council Tax Band E





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TOTAL APPROX. FLOOR AREA 1259 SQ.FT. (117.0 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.