

Harrison Robinson

Estate Agents



33, Yew Court Old Bridge Rise, Ilkley, LS29 9HH

£189,950



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GROUND FLOOR

Second Floor

A half glazed composite door opens into a smartly presented communal entrance where a carpeted staircase leads up to the first and second floor apartments. A double glazed window to the first floor affords lovely views across the valley. A modern oak panelled door opens into:

Private Entrance Hall

A carpeted hallway with doors leading into the principal rooms. A cupboard houses the central heating boiler and water tank and shelving provides useful storage.

Lounge

19'5" x 12'0" (5.94 x 3.66)

A light and airy, spacious lounge with double glazed windows to both front and rear affording lovely views up to Ilkley moor and across the valley. Carpeted flooring, two radiators. This is a great sized room with space for comfortable sofas and also a dining table if desired.

Kitchen

8'10" x 7'5" (2.70 x 2.28)

Fitted with a range of pale wood effect base and wall units with stainless steel handles, complementary worksurfaces and tiled splashbacks. A stainless steel sink and drainer with chrome mixer tap sits beneath a double glazed window enjoying wonderful views up to the moor. Electric cooker, space and plumbing for a washing machine and under counter appliance. Downlighting, vinyl flooring.

Bedroom One

11'0" x 8'9" (3.36 x 2.69)

A double bedroom to the rear of the apartment with carpeted flooring, radiator and a double glazed window enjoying far reaching views across the valley.

Bedroom Two

8'9" x 8'9" (2.69 x 2.67)

A second double bedroom with carpeted flooring, radiator and double glazed window, again affording beautiful, long distance views.

Bathroom

With low level w/c, pedestal hand basin with chrome taps and panel bath with thermostatic shower over with two shower attachments. Wall tiling, vinyl flooring, radiator, obscure double glazed window.

OUTSIDE

Garage

17'11" x 8'2" (5.48 x 2.5)

A single garage close to the apartment with up and over door and power providing great storage or parking, if required.

Communal Gardens

There are lovely, south facing communal gardens to the rear of the building for the use of residents with neat lawned areas with seating and borders with mature shrubs. A timber gate gives access to the road allowing easy pedestrian access to Ilkley town centre. The gardens and apartment itself enjoy stunning views up to Ilkley moor.

NOTES

Tenure

We are advised by our client that the property is leasehold with a 1/12th share of the freehold and the remainder of a 999 year lease from 2011.

The service charge is £960 per annum with a minimal ground rent to include maintenance of communal areas, gardens and buildings insurance.

No pets allowed.


UTILITIES AND SERVICES

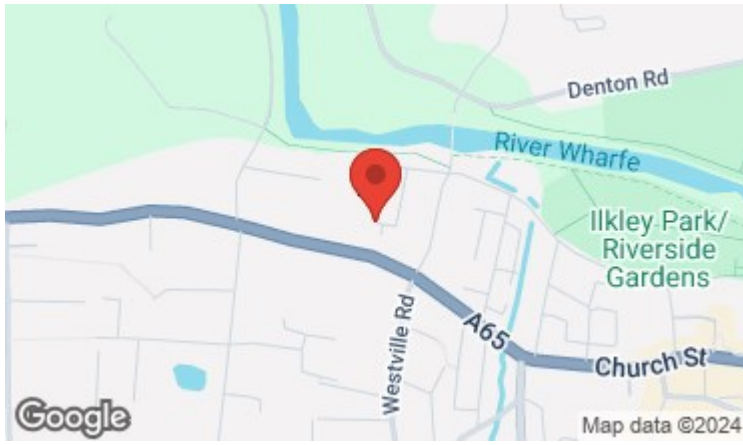
The property benefits from mains gas, electricity and drainage. Superfast Fibre Broadband is shown to be available to this property.

Broadband speeds and mobile 'phone coverage can be checked on the Mobile and Broadband Checker Ofcom website.



- Two Double Bedroom Second Floor Apartment
- ***No Onward Chain***
- Spacious Lounge Enjoying Delightful Views
- Smartly Presented With Neutral Decor
- Double Glazing Throughout
- Neatly Tended Communal Gardens
- Single Garage
- Walking Distance To Ilkley Town Centre
- Close To Lovely Riverside Walks
- Council Tax Band C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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 	



TOTAL APPROX. FLOOR AREA (EXCLUDING GARAGE) 621 SQ.FT. (57.7 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 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.