

Harrison Robinson

Estate Agents



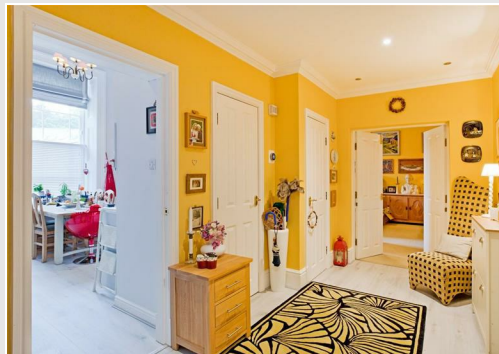
Apartment 6, Wells House Brodrick Drive, Ilkley, LS29 9SP
£390,000

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GROUND FLOOR

Hall

A bright and spacious reception hall, a wonderful environment in which to greet friends and family. Coving, radiator and driftwood effect flooring. Doors open into all the principal rooms. Two cupboards house the gas boiler and provides useful storage. Multi-paned double doors open into:

Lounge

20'6" x 13'7" (6.25 x 4.15)

This is a fabulous room of wonderful proportions with high ceilings enhancing the feeling of space. Picture rail, cornicing and deep skirtings. Recently fitted French double-glazed doors with glazed panels and transom light over accentuate the light atmosphere and open onto a patio affording a wonderful aspect towards the countryside beyond. A contemporary, log effect, gas fire set in a stylish, elegant, new stone surround with black, marble hearth creates a focal point to this room. Carpeted flooring and two radiators.

Dining Kitchen

13'1" x 12'0" (4.01 x 3.66)

A great-sized dining kitchen benefitting from a comprehensive range of stylish, modern, light grey, matt base and wall units with complementary quartz worksurfaces over and contrasting bespoke, red, aluminium splashback. A full complement of integral appliances include fridge freezer, dishwasher, washer/dryer, double electric oven, black ceramic hob with stainless steel splashback and matching extractor over. Matching one and a half bowl red composite sink with chrome mixer tap. Driftwood effect flooring, downlighting and radiator. A tall sash window overlooks the beautiful, communal garden and across to Wharfe Valley countryside beyond. There is ample room for a large dining table. This is a wonderful environment in which to entertain.

Cloakroom

With low-level w/c and hand basin with chrome mixer tap with white tiles to the splashback. New, driftwood effect flooring. Radiator and downlighting.

Bedroom

16'9" x 15'3" (5.11 x 4.65)

A large, bright and spacious bedroom with ample room for comfortable furniture and with glazed floor to ceiling sash window, again overlooking the lovely terrace and countryside beyond. High ceilings accentuate the feeling of space. Further attractive features are the deep skirtings, picture rail and cornicing. New carpeted flooring, downlighting and radiator. Door into:

En Suite Shower Room

A beautifully presented en suite shower room with high level w/c with concealed cistern, wash hand basin having a chrome mixer tap set in a

modern, grey vanity unit. Large separate, walk in shower cubicle with attractive white wall tiling throughout, thermostatic drench shower and additional shower attachment and glazed shower screen. Fitted vanity cupboards provide great storage. Downlighting. Complementary driftwood effect flooring.

OUTSIDE

Gardens & Patio

The apartment has French doors opening onto a spacious, west facing, flagged patio area, ideal for sitting out and relaxing. Apartment 6 also has access to further delightful, communal grounds affording stunning Wharfe Valley views. The grounds are attractively and meticulously maintained and include a level, lawned terrace, two duck ponds and a stream, providing a beautiful setting. One can imagine taking an evening stroll or sitting and relaxing, just taking in the stunning surroundings and views, all to be enjoyed by the residents. If the grounds are not enough space for you then a short stroll across the road opens up to the famous Ilkley Moor affording many fantastic walks on your doorstep.

Allocated Parking

The property benefits from an allocated parking space to the rear of the building, accessed through electric gates.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

There is Ultrafast Fibre Broadband shown to be available to the property.

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

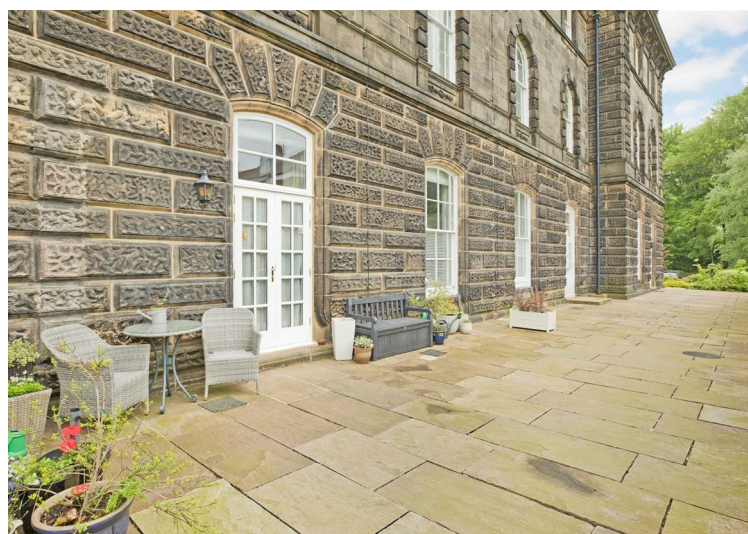
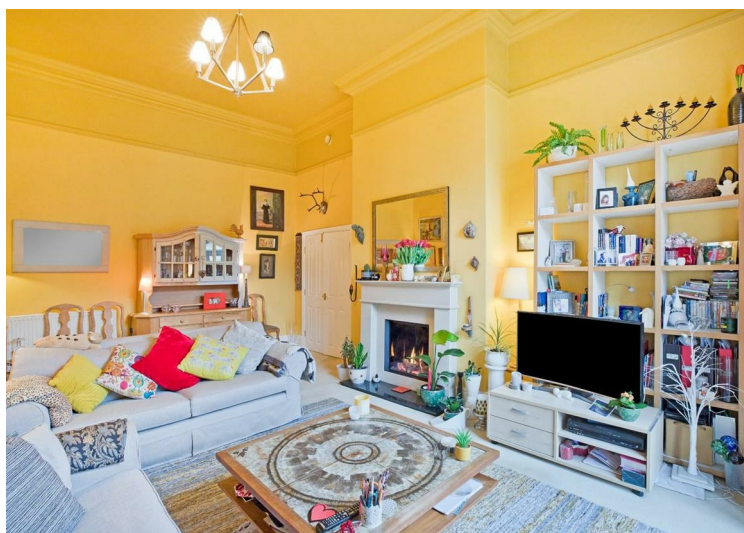
Tenure

We are advised by our vendor that the apartment is leasehold with a share of the freehold and has the remainder of a 999 year lease from 2003.

The service charge is £1,008 per quarter to include maintenance of communal areas and gardens, lift maintenance and external window cleaning.

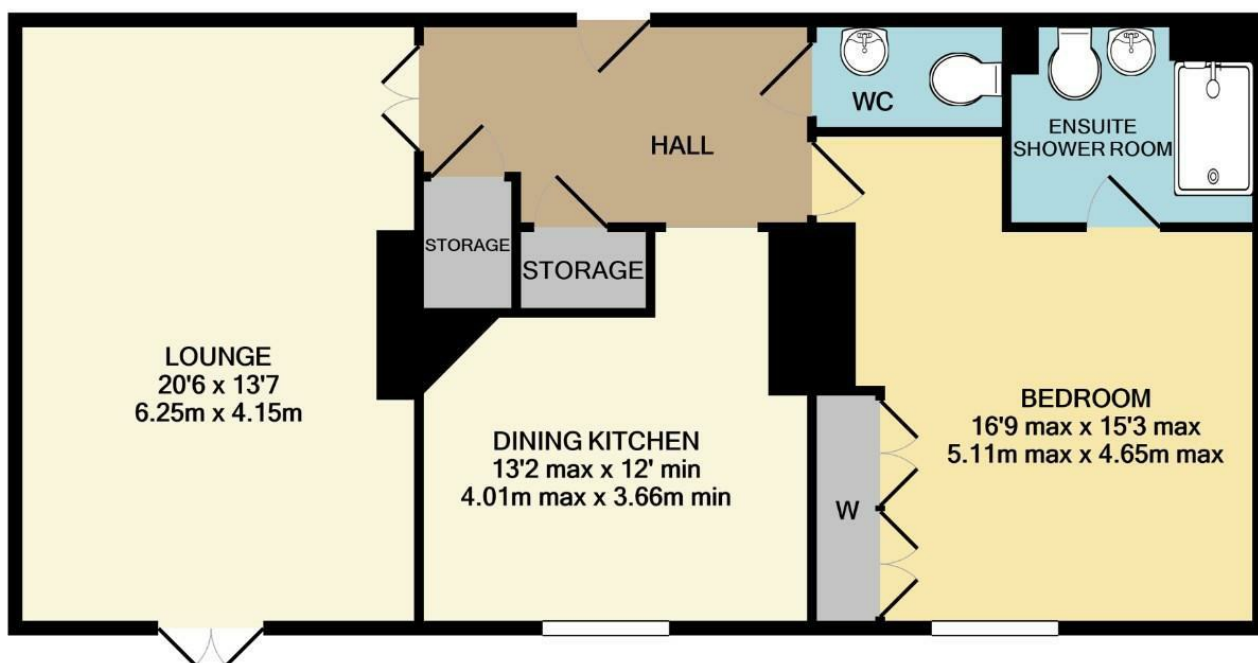
Buildings insurance is approximately £1,500 per annum.

No pets allowed.



- One Bedroom Spacious Ground Floor Apartment
- Recently Fitted, Luxury, Contemporary Kitchen
- Character Features Including High Ceilings And Tall Windows
- Immaculately Presented Throughout
- Beautiful En Suite Shower Room
- Large Lounge With French Doors and Access onto Terrace
- Stunning Wharfe Valley Views
- Manicured And Spacious Communal Grounds
- Walking Distance To Ilkley Centre, Moor And Train Station
- Council Tax Band D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(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 	



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TOTAL APPROX. FLOOR AREA 841 SQ.FT. (78.1 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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