

Harrison Robinson

Estate Agents



71 Valley Drive, Ilkley, LS29 8NL

£149,950

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GROUND FLOOR

Entrance Hall

A UPVC entrance door opens into a welcoming hallway - an ideal spot to welcome friends and family.

Lounge

13'5" x 11'1" (4.1 x 3.4)

A spacious lounge to the front elevation benefitting from a large, UPVC double-glazed window allowing the natural light to flood in and offering a lovely outlook over the south facing garden and stunning moorland views. An elegant timber fire surround with tiled fireback and hearth provides an attractive focal point. Laminate flooring, coving and radiator. Room for a dining table.

Kitchen

8'6" x 8'6" (2.6 x 2.6)

A good-sized kitchen fitted with a range of base and wall cupboards with laminate work surface over and coordinating tiled splashback. Integrated appliances include a stainless-steel gas hob and a fridge freezer. Space and plumbing for a washing machine. A stainless-steel sink with drainer with monobloc taps sits beneath a UPVC double-glazed window providing a pleasant, leafy outlook over the rear garden. Continuation of the laminate flooring. A UPVC double-glazed door with fan shaped glazed panel leads out into the private, rear garden. Coving and radiator. A cupboard houses the central heating boiler.

Hallway

An inner hallway off the lounge leads to both bedrooms and the bathroom.

Bedroom One

12'5" x 10'5" (3.8 x 3.2)

A great-sized, double bedroom to the front elevation benefitting from a large, UPVC, double-glazed, south facing window. Carpeting, coving and radiator.

Bedroom Two

8'10" x 8'6" (2.7 x 2.6)

A further good-sized bedroom to the rear elevation with coving, carpeting and radiator. A UPVC double-glazed window allows the natural light to flood in.

Bathroom

A modern house bathroom consisting of a P-shaped bath with shower over and glazed screen, a vanity wash hand basin and a low-level w/c. White tiling around the bath and basin area with attractive, border accent tiling. A UPVC, double-glazed window with opaque glazing makes for a bright and airy atmosphere. Laminate flooring and radiator.

OUTSIDE

Gardens

The huge benefit of this lovely apartment is the sizeable, private gardens to both aspects. A long, south facing garden to the front elevation is laid mainly to lawn and bordered by fencing to the sides and hedging to the front, which maintains privacy. A pathway leads down to the front entrance door. This would be a wonderful spot to sit out enjoying the sunshine and the delightful, moorland views including a direct view of the iconic Cow and Calf rocks. To the rear one finds a further good-sized, private garden with fencing maintaining privacy.

Parking

The property also has the added benefit of a private parking space to the front of the property.

TENURE

The property is leasehold with the remainder of a 107 year lease from 30th July 2007.

Annual Service Charge is £356.99 which includes buildings insurance, building maintenance and £10 annual Ground Rent. Payable twice a year. Reviewed annually.


UTILITIES & SERVICES

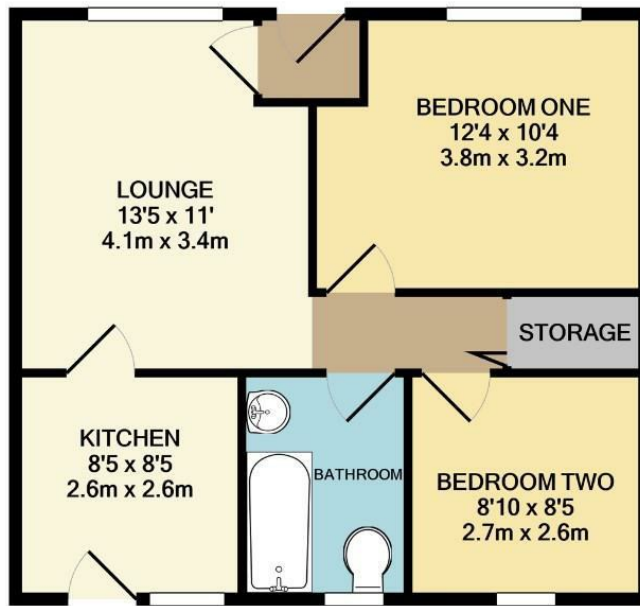
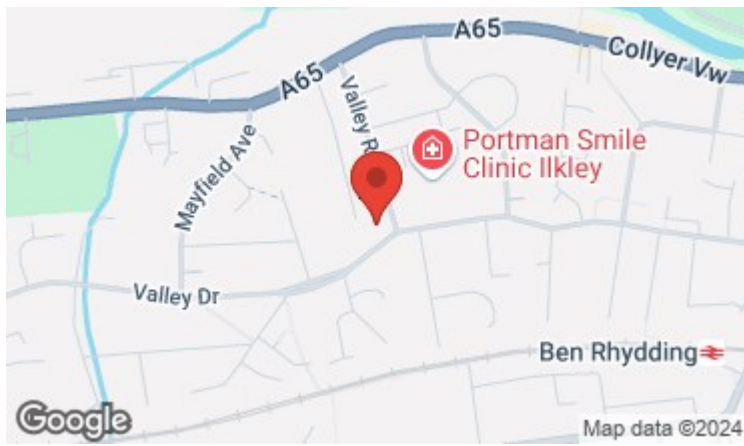
The property benefits from mains gas, electricity and drainage. There is Ultrafast Fibre Broadband available to the property. Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



- Ground Floor Apartment
- Two Good-Sized Bedrooms
- Spacious Sitting Room
- South Facing Garden & Further Garden to Rear
- Parking Space
- Stunning Moorland Views
- Close Walking Distance to Train Station
- Council Tax Band A

Energy Efficiency Rating

| | Current | Potential |
|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 77 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC  | |



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TOTAL APPROX. FLOOR AREA 507 SQ.FT. (47.1 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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