

# Harrison Robinson

Estate Agents



**7 Sefton Drive, Ilkley, LS29 8SH**

**£250,000**

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### Hall

The private entrance hall is spacious and leads to all rooms. Smart, laminate flooring and modern, electric radiator. A cupboard provides useful storage.

### Lounge / Dining Room

18'0" x 12'9" (5.5 x 3.9)

A spacious, bright and airy lounge benefitting from fresh, neutral decor and light wood effect, laminate flooring enhancing the contemporary feel. A large UPVC double-glazed window frames the most stunning view over Ilkley and the countryside beyond. A UPVC double-glazed side door leads out onto a good-sized balcony providing a further opportunity to absorb the wonderful views! Three infrared heating panels. Ample room for a sofa, armchair and dining table.

### Kitchen

10'2" x 9'2" (3.1 x 2.8)

A smartly appointed, contemporary kitchen fitted with a range of white base and wall units with a white laminate worksurface over and white splashback tiling. Integral appliances include an electric oven with black, ceramic hob and chimney hood and extractor over, a fridge/freezer and a dishwasher. A stainless-steel sink and drainer with monobloc tap sits beneath a large window affording a pleasant, leafy aspect. Continuation of the soft grey, laminate flooring.

### WC

A good-sized cloakroom/w.c. fitted with a white suite comprising of a pedestal wash basin with mixer tap and a low-level w/c. Mirrored wall cabinets provide useful storage. Continuation of the light, wood effect, laminate flooring.

### Bedroom One

12'1" x 10'5" (3.7 x 3.2)

A spacious, double bedroom benefitting from a comprehensive range of modern, fitted wardrobes and chest of drawers. Light floods in through the large, UPVC, double-glazed window, which offers spectacular Wharfe Valley views. Wood effect, laminate flooring, coving and infrared heating panel. Light floods in through the large, UPVC double-glazed window, which affords spectacular Wharfe Valley views.

### Bedroom Two

10'2" x 8'10" (3.1 x 2.7)

A second great-sized bedroom to the rear elevation. A floor to ceiling UPVC double-glazed window allows an abundance of light to flood in and maximises the view. Coving, laminate flooring and modern, electric radiator.

### Bedroom Three

8'10" x 6'6" (2.7 x 2.0)

A good-sized, single bedroom to the side, east facing elevation. Like bedroom two, this room enjoys the benefit of a tall, UPVC, double-glazed window. Laminate flooring, coving and infrared heating panel.

### Bathroom

A spacious, modern bathroom comprising of a white suite to include a panel bath with mixer taps and electric shower over with glazed screen, a pedestal washbasin with mixer tap and a low-level w/c. Fully tiled to the walls in white and continuation of the light, laminate flooring. Chrome, ladder, towel radiator, extractor and electric radiator. A large, UPVC, double-glazed window with opaque glazing allows ample natural light. A large, mirrored wall cabinet provides useful storage.

### Utility Cupboard

A good-sized cupboard off the hallway has space and plumbing for a washing machine. Water tank and electric boiler.

### OUTSIDE

#### Balcony

A generous balcony has ample room for a table and chairs and some colourful plant pots. This is a wonderful environment in which to sit and relax, absorbing the stunning Wharfe Valley views.

#### Garage

15'8" x 7'10" (4.8 x 2.4)

A single garage with up and over door with space for storing bikes or even a car!

#### Storage

A useful walk-in cupboard off the communal landing provides useful additional storage.

#### Shared Drying Area

A rear balcony off the communal landing close to the apartment provides a useful shared area to dry clothes.

#### Tenure

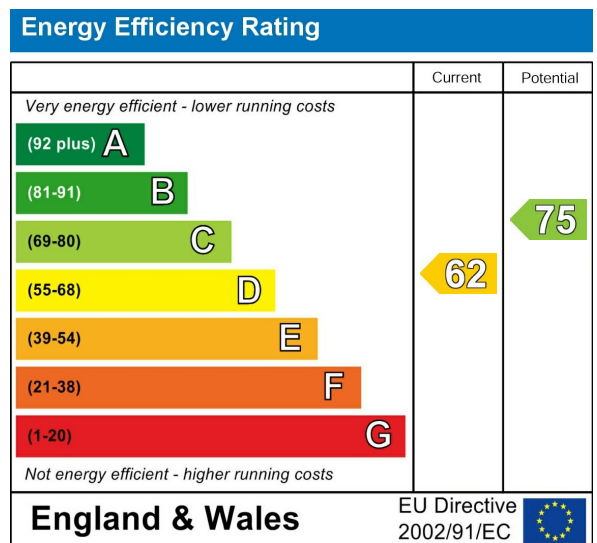
The property is leasehold and is held on a 999 year lease from 14th September 1984. There is no ground rent payable and a monthly service charge of £110, which includes buildings insurance, lighting and maintenance of the communal areas and contribution to the repairs to the building. The flat owners own a share of the freehold.

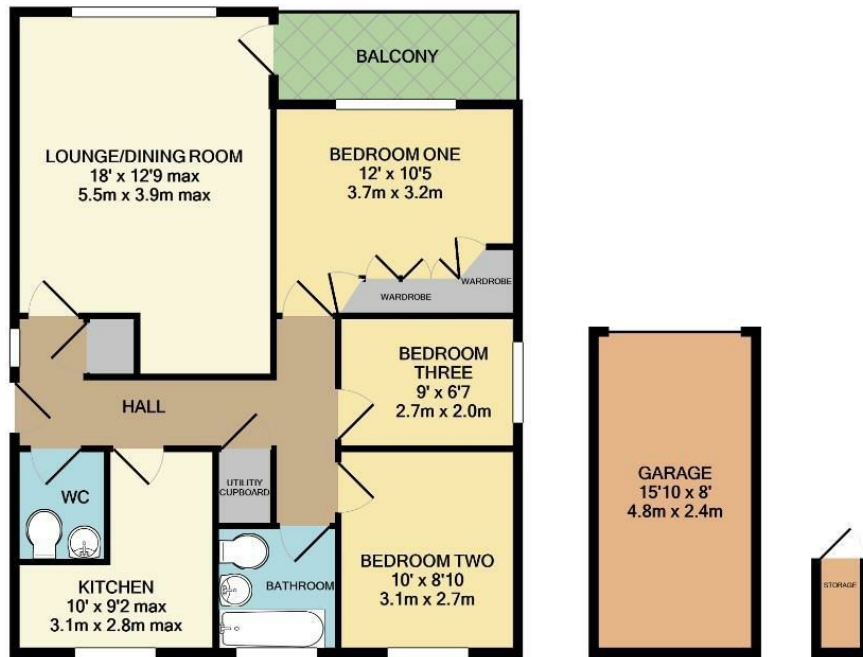
#### Utilities & Services

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.



- Three Bedroom Third Floor Apartment
- Spacious Lounge/Dining Room
- Contemporary Fitted Kitchen & Modern Bathroom
- Private Balcony
- Stunning Views
- Immaculately Presented
- Garage
- Close Walking Distance to Ilkley Centre & Train Station
- No Onward Chain
- Council Tax Band C





TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE & STORAGE 729 SQ.FT. (67.8 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.