

Harrison Robinson

Estate Agents



Flat 4, 7 Wilton Road, Ilkley, LS29 9PG

Price Guide £240,000

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LOWER GROUND FLOOR

Lounge

16'4" x 15'1" (5.0 x 4.6)

A smart, half glazed, composite door with transom light opens into a spacious and welcoming lounge. A bay window with large, double glazed windows allows ample natural light. Carpeted flooring, electric radiator, wall mounted electric fire, downlighting. There is ample room for comfortable furniture in this room. Door into:

Kitchen

9'6" x 9'6" (2.9 x 2.9)

A well presented kitchen with white, high gloss base and wall units with stainless steel handles, complementary work surfaces and neutral tiling to splashbacks. Electric oven with four ring electric hob with stainless steel extractor over. Space and plumbing for a washing machine and space for a fridge freezer. Stainless steel sink and drainer with chrome mixer tap, downlighting, wood effect vinyl flooring. Useful, under stairs storage cupboard housing the water tank.

Bedroom One

14'1" x 11'1" (4.3 x 3.4)

A good sized double bedroom with carpeted flooring, downlighting and electric radiator. A double glazed window looks out over the outdoor area to the rear. Door into most useful storage cupboard.

Bedroom Two

11'5" x 7'6" (3.5 x 2.3)

A second bedroom with carpeted flooring, downlighting and wall mounted, electric radiator. Obscure, double glazed window to side elevation.

Bathroom

A modern, well presented house bathroom with low-level W.C., pedestal handbasin with chrome mixer tap and P shaped bath with thermostatic shower and curved, glazed screen. Neutral wall tiling, downlighting, extractor. White, ladder style, heated towel rail. Wood effect, vinyl flooring.

OUTSIDE

Garden / Parking

The apartment enjoys a good amount of outdoor space with a large tarmac area to the rear, ideal for outdoor furniture and enjoying the quiet privacy of the immediate environs. A concrete area is perfect for parking one vehicle.

Outside Store

The property benefits from a stone built external store providing excellent storage for bikes or outdoor equipment.

TENURE

We are advised by our vendor that the apartment is leasehold with the remainder of a 999 year lease from 1988.

The service charge is £47 per month which includes buildings insurance, window cleaning and gardening with a peppercorn ground rent of £1 per annum.

Pets are allowed with agreement from the Freeholder.


UTILITIES AND SERVICES

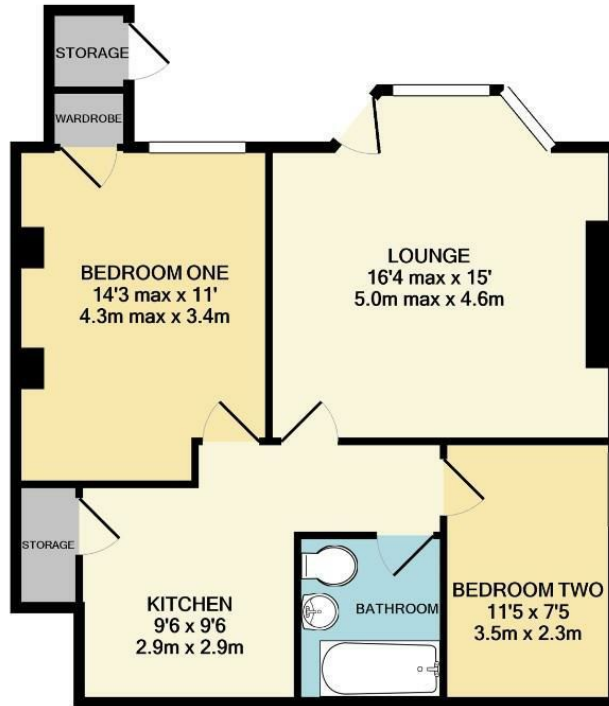
The property benefits from mains gas, electricity and drainage. There is shown to be Ultrafast Fibre Broadband available to this property.

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



- ***No Onward Chain***
- Two Bedroom Ground Floor Apartment
- Well Presented Kitchen
- Modern Three Piece Bathroom
- Spacious Lounge With Bay Window
- Great Lock Up And Leave
- External Store
- Off Road Parking And Outdoor Space
- Fantastic Central Ilkley Location
- Council Tax Band C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	66	
(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 646 SQ.FT. (60.1 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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