

Harrison Robinson

Estate Agents



35, Priestley Court Railway Road, Ilkley, LS29 8UU

Price Guide £425,000

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GROUND FLOOR

Communal Entrance Hall

The apartment, situated on the second floor of Priestley Court is accessed via a communal entrance with carpeted flooring, neutral décor and handrail. Lift access to second floor.

SECOND FLOOR

Private Entrance Hall

A smart, solid wooden door opens into a spacious, welcoming hallway with carpeted flooring, wall mounted, electric heater, downlighting and doors leading into all the principal rooms, including a utility cupboard with space and plumbing for a washing machine and tumble dryer and a further useful, storage cupboard. Wall mounted, controlled, entry system.

Lounge

17'4" x 12'9" (5.3 x 3.9)

An oak panelled door with glazed panels opens into a large, bright and airy, dual aspect sitting room benefitting from uPVC, double glazed patio doors with tall, side windows leading out onto the covered balcony affording wonderful, far reaching, countryside views and also up to the iconic Cow and Calf Rocks. One can imagine enjoying a morning coffee here. A further, double glazed window to the side elevation allows natural light to flood in. Carpeted flooring, wall mounted heater, open into:

Dining Kitchen

13'1" x 10'9" (4 x 3.3)

Fitted with a range of cream, high gloss, wall and base units with stainless steel handles and contrasting grey worksurfaces and upstands. High quality integral appliances include a fridge freezer, electric oven and microwave, induction hob with glass splashback and stainless steel extractor hood over. A stainless steel sink and drainer with chrome, mixer tap sits beneath the double glazed window, what a view to wash up to! A further, double glazed window allows an abundance of light and also offers fabulous, long distance views making this a very pleasant and bright, dining kitchen. Large, stone effect, floor tiling, low level spotlights to base units and undercabinet lighting, wall mounted heater, room for a small dining table.

Bedroom One

17'4" x 9'10" (5.3 x 3)

A great sized, double bedroom with smart fitted wardrobes and bedside drawers in addition to a large, walk-in wardrobe providing generous storage with plenty of hanging space. Carpeted flooring, wall mounted heater, uPVC, double glazed window to side elevation. Door into:

En Suite

A well appointed shower room with large, walk-in shower cubicle with chrome, drench shower plus additional, adjustable shower attachment with

glass screen. A hand basin with chrome, mixer tap sits in a vanity cupboard and incorporates a useful shelf with backlit mirror over. Low level w/c with concealed cistern and chrome flush, chrome, ladder style, heated, towel rail, large, neutral floor and wall tiling.

Bedroom Two

13'5" x 9'2" (4.1 x 2.8)

A second double bedroom with uPVC, double glazed window, carpeted flooring and wall mounted heater.

Shower Room

A further, modern, shower room off the entrance hall with corner shower cubicle with drench shower and additional shower attachment and curved glass door. Low level w/c with concealed cistern and chrome flush with shelf over, hand basin with chrome, mixer tap set in a white vanity unit with mirrored, vanity cupboard above with built in lighting. Neutral, floor and wall tiling, wall mounted fan.

OUTSIDE

Gardens Balcony And Roof Terrace

This beautiful, second floor apartment benefits from a spacious, decked, covered balcony with outside light and smart, glass balustrade providing a seating area and affording fabulous, long distance views across the Wharfe Valley and up to the iconic Cow and Calf Rocks. The property benefits from the use of the manicured, communal grounds with paved seating areas and benches set on well maintained areas of lawn. Priestley Court also has a fabulous sun terrace, where one can relax and enjoy the fantastic views.

Parking

There is an allocated parking space close to the communal entrance.

TENURE

We are advised by our vendors that the lease is the remainder of 999 years from 2018.

The service charge for the period from July 2024 - July 2025 is £338 per month, reviewed annually.

The ground rent is £495 for this period paid in two instalments. This is reviewed after 15 years from the start date of August 2018.

UTILITIES AND SERVICES

The property benefits from mains electricity and drainage.

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


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

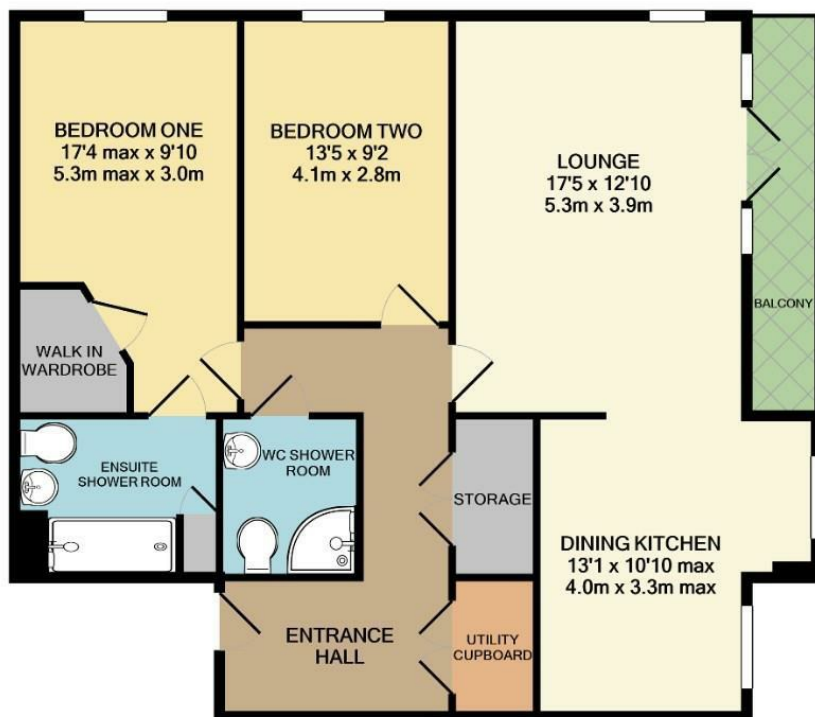
Tel: 01943 968 086



- ***No Onward Chain***
- Very Well Presented Two Double Bedroom Second Floor Apartment
- Lift Access To All Floors
- Private Balcony With Fantastic Long Distance Views
- High Quality Dining Kitchen
- Two Shower Rooms
- Communal Lounge, Roof Terrace And Gardens
- Walking Distance To Central Ilkley
- Council Tax Band D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	89
(69-80) C		
(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 930 SQ.FT. (86.4 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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