

Harrison Robinson

Estate Agents



Flat 2, The Pines, 49 Parish Ghyll Drive, Ilkley, LS29 9PR

£345,000

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GROUND FLOOR

Communal Entrance Hall

A solid timber entrance door opens into a beautifully presented communal hallway with carpeted flooring, high ceiling, radiator and coving. A wide, return staircase with original timber balustrading leads to the first floor of the building where tall windows allows natural light.

Private Entrance Hall

A solid timber door opens into a small entrance hall with doors leading into a beautifully presented, spacious lounge, generous double bedroom and immaculately presented cloakroom with w/c and handbasin. Laminate flooring.

Lounge

19'4" x 18'8" (5.9 x 5.7)

A generously proportioned sitting room with high ceilings and large bay window enjoying a fabulous view, adding to the grandeur of this room. Carpeted flooring, three radiators. A beautiful fireplace with tiled back and ornate timber surround with tiled hearth provides a fantastic, focal point to this room. There is ample room for comfortable furniture and a large dining table. The views across the valley through the bay window are stunning and there is a delightful aspect over the neighbouring garden. A door opens into:

Breakfast Kitchen

12'5" x 6'6" (3.8 x 2.0)

Fitted with a range of high gloss cabinetry with composite worksurfaces and upstands incorporating a handy breakfast bar beneath tall sash windows enjoying delightful, long distance views. Integral appliances include electric oven, microwave, four ring hob with extractor over, dishwasher and fridge freezer. Inset sink with chrome mixer tap, laminate flooring, radiator. Cupboard housing the gas central heating boiler.

Cloakroom

Beautifully presented with low-level W.C. with concealed cistern and handbasin with chrome mixer tap set in wood effect, vanity cupboards. Laminate flooring, ceiling lights, radiator. A hatch gives access to attic space.

Bedroom

15'1" x 13'5" (4.6 x 4.1)

A beautifully presented, spacious double bedroom with large bay window with sash windows allowing natural light. Carpeted flooring, tall ceiling, coving, radiator. Ample room for bedroom furniture. A door leads to:

Bathroom

An immaculately presented, four-piece house bathroom with low-level W.C., handbasin with chrome mixer tap set in a vanity unit, panel bath with central,

chrome mixer tap and large shower cubicle with thermostatic, drench shower plus additional attachment and sliding glazed door. Grey, stone effect wall tiling, complementary floor tiles, radiator. Extractor, double glazed window affording fantastic long distance views. Chrome, ladder style, heated towel rail. A half, obscure glazed door opens into:

Study / Dressing Room

A useful room with double glazed bay window with tiled windowsill, laminate flooring and radiator. Currently utilised as a home office, this room would work equally well as a nursery, dressing room or sunroom.

OUTSIDE

Garage

The property benefits from a single garage with up and over door, power and lighting.

Parking

The current owners park one car at the front of the property, where they have installed an EV charger, and another in a parking space opposite. This is by informal agreement with the other flat owners.

Communal Gardens

The Pines stands within beautifully maintained communal gardens including manicured lawns, mature trees and shrubs, colourful flower beds and pond.

TENURE

We are advised by our vendors that the property is held on a 999 year lease dated from 10th March 1987. Each of the six apartments own a share in the management company, which in turn owns the Freehold.

The service charge is £147.19 per month to include buildings insurance.

The ground rent is £25 per annum.

Both are reviewed at the AGM.

Pets are allowed at the discretion of all the leaseholders.

UTILITIES AND SERVICES

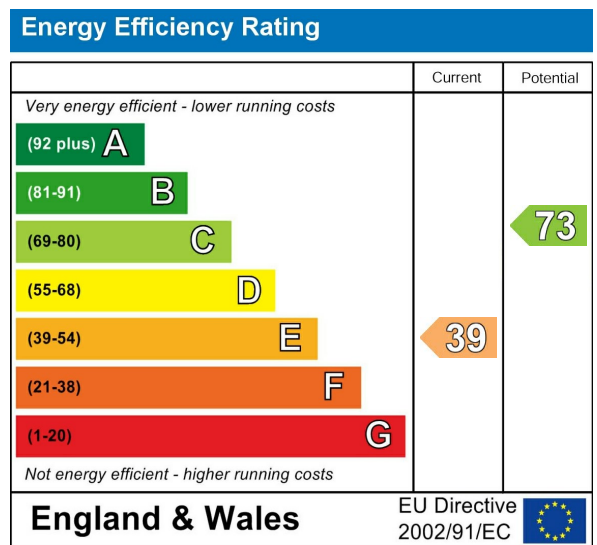
The property benefits from mains gas, electricity and drainage.

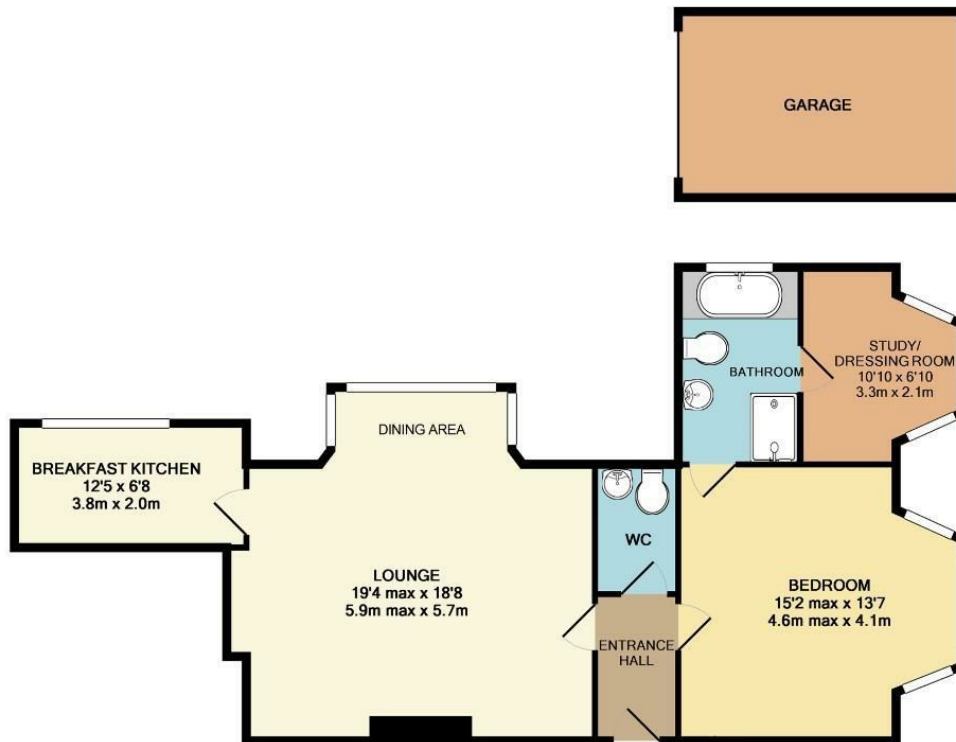
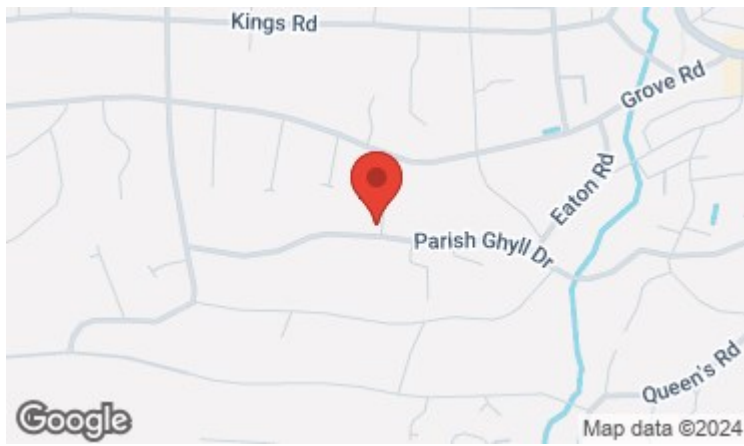
There is Superfast Broadband shown to be available to the property.

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



- Spacious Ground Floor Apartment
- Parking With EV Charger And Single Garage
- Stunning Long Distance Views
- Generous Lounge With Large Bay Window
- Breakfast Kitchen
- One Double Bedroom
- Recently Fitted Four Piece Bathroom And Separate Cloakroom
- Useful Home Office / Dressing Room
- Walking Distance To Central Ilkley And Train Station
- Council Tax Band D





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TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 965 SQ.FT. (89.6 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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