

Harrison Robinson

Estate Agents



39 Yew Court Old Bridge Rise, Ilkley, LS29 9HH

Price Guide £220,000



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GROUND FLOOR

Entrance Hall

A private, timber entrance door with glazed panels opens into a welcoming entrance hallway. Carpeted flooring, radiator. Doors open into the principal rooms, including a lovely lounge, well presented kitchen, shower room and two, dual aspect bedrooms. There is also a recessed cupboard providing storage and housing the gas central heating boiler.

Lounge

19'4" x 12'1" (5.9 x 3.7)

A good sized, light and airy lounge courtesy of double glazed patio doors looking out over the communal gardens and enjoying a direct view up to the Cow and Calf Rocks in addition to a double glazed window. Carpeted flooring, two radiators. An electric fire set in a timber surround on a stone hearth provides a lovely focal feature to this room. There is ample space for comfortable furniture and a dining table, if desired.

Kitchen

10'2" x 7'10" (3.1 x 2.4)

A well presented kitchen with a wide range of wood effect cabinetry with stainless steel handles, complementary, dark grey work surfaces and stainless steel splashback. Appliances include electric oven, four ring gas hob with extractor over, dishwasher, washing machine and fridge freezer. Tiled flooring, double glazed window to the front, southerly elevation. A one and a half bowl, black sink and drainer with chrome mixer tap sits beneath the window.

Bedroom One

11'9" x 10'5" (3.6 x 3.2)

A good sized, dual aspect double bedroom with a range of smart fitted wardrobes, drawers and cupboards. Carpeted flooring, radiator. This is a lovely, light and airy room with a southerly aspect.

Bedroom Two

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

A second bedroom with carpeted flooring, radiator and fitted wardrobes, drawers, and shelving with two windows allowing natural light.

WC Shower Room

Well presented with low-level W.C. with concealed cistern, handbasin with chrome mixer tap and tiled splashback set in a wooden vanity unit and separate shower cubicle with thermostatic shower, glazed door and mosaic style tiling. White, ladder style, heated towel rail, obscure, double glazed window, range of fitted drawers and cupboards providing excellent storage.

OUTSIDE

Communal Gardens

There are lovely, south facing communal gardens to the rear of the building for the use of residents with neat lawned areas with seating and borders with mature shrubs. A timber gate gives access to the road allowing easy pedestrian access to Ilkley town centre. There is a paved patio area by the lounge patio doors enjoying stunning views up to Ilkley moor.

Garage

A single garage with up and over door provides parking if needed or excellent storage.

TENURE

We are advised by our vendors that the lease has been extended from 99 years to 999 in November 2012.

The annual service charge is £960 (£80pcm), including external painting, internal of communal areas, garden maintenance, building insurance, lighting of common areas & general maintenance.

Pets are not allowed.

UTILITIES AND SERVICES

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

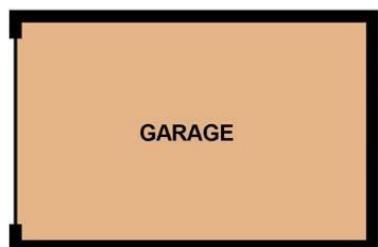
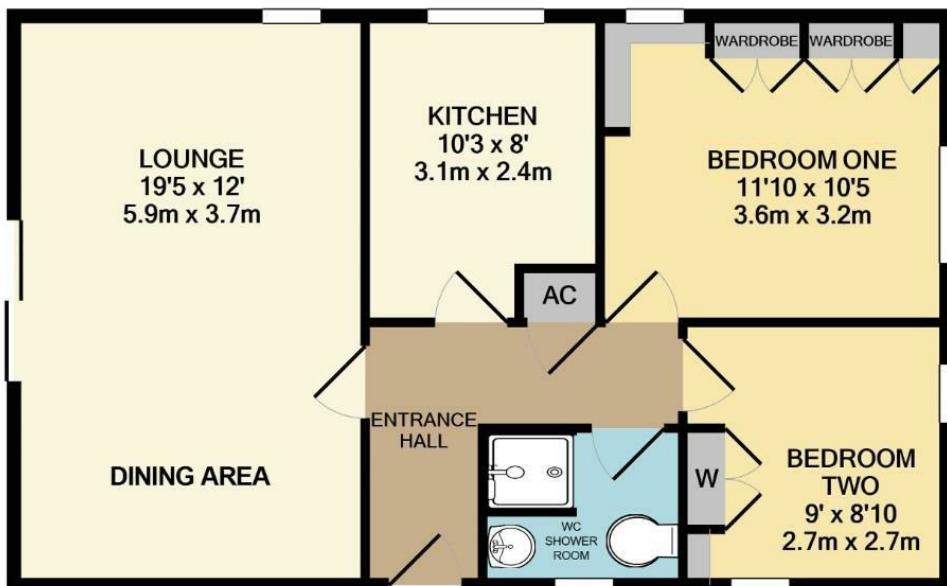
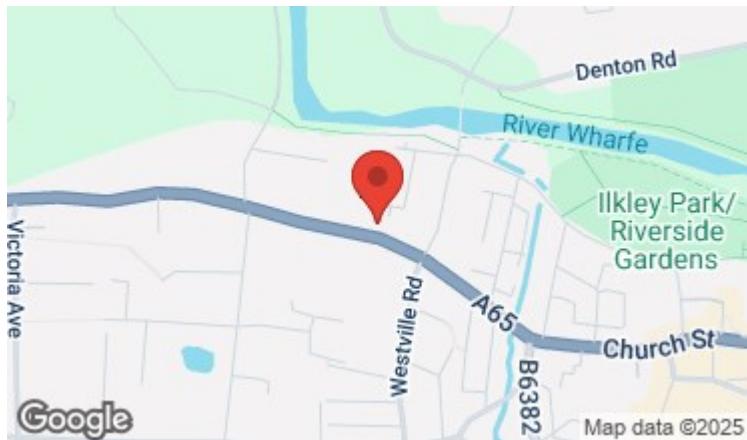
Broadband speeds and mobile 'phone coverage can be checked on the Mobile and Broadband Checker Ofcom website.



- *****No Onward Chain*****
- Two Bedroom Ground Floor Apartment
- Lounge With Patio Doors Out To Communal Grounds
- Delightful Views Up to The Cow And Calf Rocks
- Modern Kitchen And Shower Room
- Well Presented Throughout
- Peaceful Convenient Location
- Walking Distance To Central Ilkley And Train Station
- Great Lock Up And Leave
- Council Tax Band C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(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 EXCLUDING GARAGE 616 SQ.FT. (57.3 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.