

Harrison Robinson

Estate Agents



5 Sefton Drive, Ilkley, LS29 8SH

Price Guide £225,000

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FIRST FLOOR

Private Entrance

A half obscure glazed uPVC entrance door opens into a welcoming hallway with carpeted flooring and doors opening into the principal rooms. Two recessed cupboards provide great storage.

Lounge

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

A spacious, bright and airy lounge benefitting from neutral decor, carpeted flooring and a large, uPVC double-glazed window framing the most stunning view over Ilkley and the countryside beyond. Ample room for comfortable furniture and dining table. A uPVC double-glazed side door leads out onto a good sized balcony providing a further opportunity to absorb the view.

Breakfast Kitchen

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

A well presented breakfast kitchen with a range of white cabinetry with stainless steel handles, complementary, grey work surfaces including a handy breakfast bar and neutral tiling to splashbacks. Integrated appliances include electric oven, four ring electric hob with stainless steel extractor over and dishwasher. Space for a tall fridge freezer. Slate effect floor tiling, downlighting. A one and a half bowl stainless steel sink and drainer with chrome mixer tap sits beneath a large double glazed window enjoying a delightful leafy view and aspect over the communal grounds.

Bedroom One

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

A lovely, light and airy double bedroom to the front of the apartment overlooking the balcony and enjoying fantastic long distance views across the valley. Carpeted flooring, electric radiator, ample room for bedroom furniture.

Bedroom Two

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

A second double bedroom to the rear of the apartment with large double glazed window enjoying a lovely view to the southerly aspect over the communal grounds. Carpeted flooring, electric radiator, currently utilised as a home office.

Bedroom Three

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

A good sized single bedroom with large double glazed window to the side elevation, carpeted flooring and electric radiator. Presently utilised as a home office.

Bathroom

A beautifully presented, three-piece bathroom with low-level W.C. with concealed cistern, wall hung handbasin with chrome mixer tap and deep-fill bath with central, chrome mixer tap and electric shower. Fitted, mirrored wall cabinets, neutral wall tiling, downlighting, extractor. Chrome, ladder style, heated towel rail, large, obscure double glazed window, complementary floor tiles with underfloor heating.

Utility Cupboard

A deep cupboard on the communal landing attached to the apartment houses a washing machine and tumble dryer and includes power, lighting and shelving for storage.

OUTSIDE

Garage

A single garage with up and over door providing parking or excellent storage.

Parking

The apartment benefits from on street permit parking.

Communal Areas

There are communal grounds with lawned areas and trees providing a pleasant leafy aspect.

TENURE

The property is leasehold with a share of the freehold and is held on a 999 year lease from 1984.

We are advised by our vendors that the service charge is £125 per month which includes cleaning of communal areas, building maintenance inside and out and buildings insurance.

There is no ground rent payable.

Pets are not allowed.

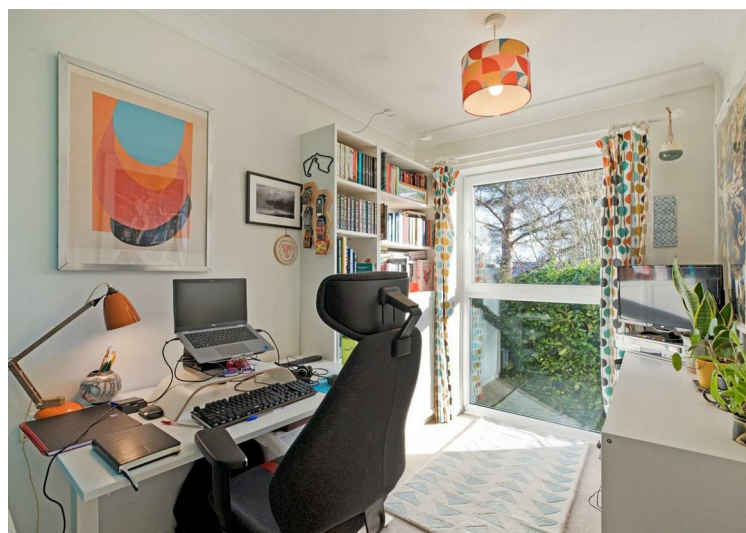
There is a clause in the lease to say that subletting is not permitted.

UTILITIES AND SERVICES


The property benefits from mains electricity and drainage.

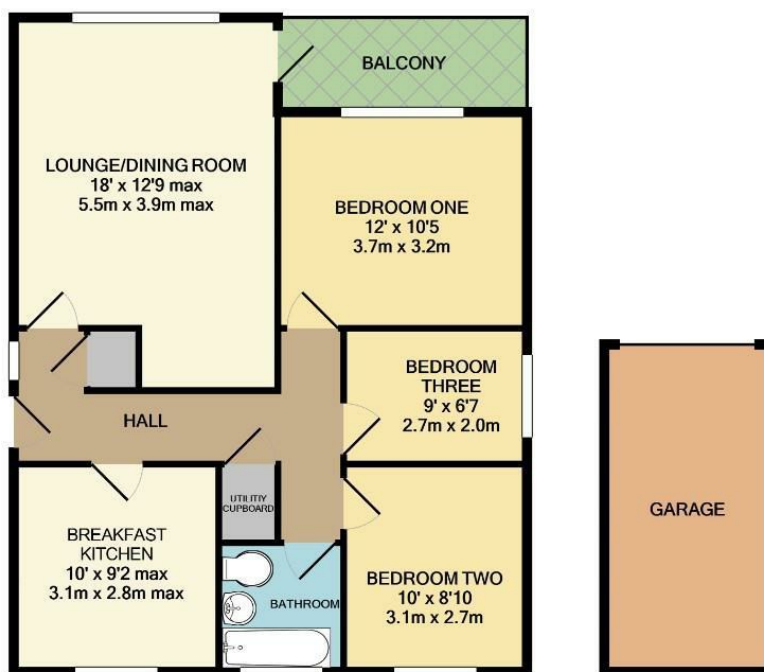
Superfast Fibre Broadband is shown to be available to this property.

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



- Three Bedroom Second Floor Apartment
- Stunning Views Across The Valley
- Very Well Presented Throughout
- Modern Breakfast Kitchen
- Immaculate Recently Fitted Three Piece Bathroom
- Light And Airy Throughout
- Private Balcony Enjoying Beautiful Views
- Utility Cupboard
- Convenient Central Ilkley Location
- Council Tax Band C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	83
(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 EXCLUDING GARAGE 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.

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