

Harrison Robinson

Estate Agents



3 Castle Gate, Ilkley, LS29 8DF

£267,500

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GROUND FLOOR

Communal Entrance

A solid entrance door opens into a welcoming communal entrance hall with 2 ground floor apartments and a staircase leading up to 2 first floor apartments.

FIRST FLOOR

Private Entrance Hall

A solid timber entrance door opens into a welcoming entrance hall. Carpeted flooring, radiator. Room for items of furniture. Doors open to all the rooms. A large walk-in cupboard with shelving and coat hooks provides excellent storage. A second smaller cupboard is handy additional storage.

Dining Kitchen

14'0" x 7'1" (4.27 x 2.18)

A lovely, well-presented dining kitchen fitted with a range of pale wood effect base and wall units with granite effect work surfaces and tiled splashbacks. Integrated appliances include electric oven and grill, four ring induction hob with extractor over and fridge freezer. Freestanding dishwasher and washing machine. One and a half bowl stainless steel sink and drainer with chrome mixer tap, downlighting. Laminate flooring, radiator, space for a small dining table. A double glazed sash window allows natural light and enjoys wonderful leafy views and glimpses of Ilkley Moor.

Lounge

15'6" x 12'0" (4.73 x 3.67)

A light and airy, spacious lounge with a large double glazed sash bay window affording a delightful view of the church, Ilkley Moor and across the valley. Carpeted flooring, radiator, feature fireplace with timber surround and hearth.

Bedroom One

12'4" x 10'9" (3.76 x 3.28)

A lovely double bedroom with carpeted flooring, radiator and double glazed sash window. Fitted wardrobes provide great storage.

Bedroom Two

12'4" x 10'9" (3.76 x 3.28)

A second double bedroom with carpeted flooring, radiator and double glazed sash window.

Bathroom

Very well presented with low level w/c, pedestal hand basin with chrome mixer tap, and panel bath with electric shower over and glazed, folding screen. Neutral wall tiling, downlighting, chrome, ladder style, heated towel rail. Complementary floor tiles, obscure double glazed sash window. Mirror fronted, recessed cupboard housing the boiler.

OUTSIDE

Garage

The apartment benefits from a single garage.

Parking

There is a car park providing parking for visitors.

Communal Grounds

Lawned and paved communal areas by the apartments provide some greenery and add to the kerb appeal of the property.

TENURE AND NOTES

We are advised by our vendors that the property is leasehold with a share of the freehold with the remainder of a 999 year lease from 2010.

The management company is Castle Gate Management Limited.

The current annual service charge is £1,400 per annum increasing to £1,500 per annum in June 2025. This includes repair and maintenance of the building, communal areas and grounds.

Residents' and visitors' on street parking permits by application. No pets allowed.

UTILITIES AND SERVICES

The apartment benefits from mains gas, electricity and drainage.

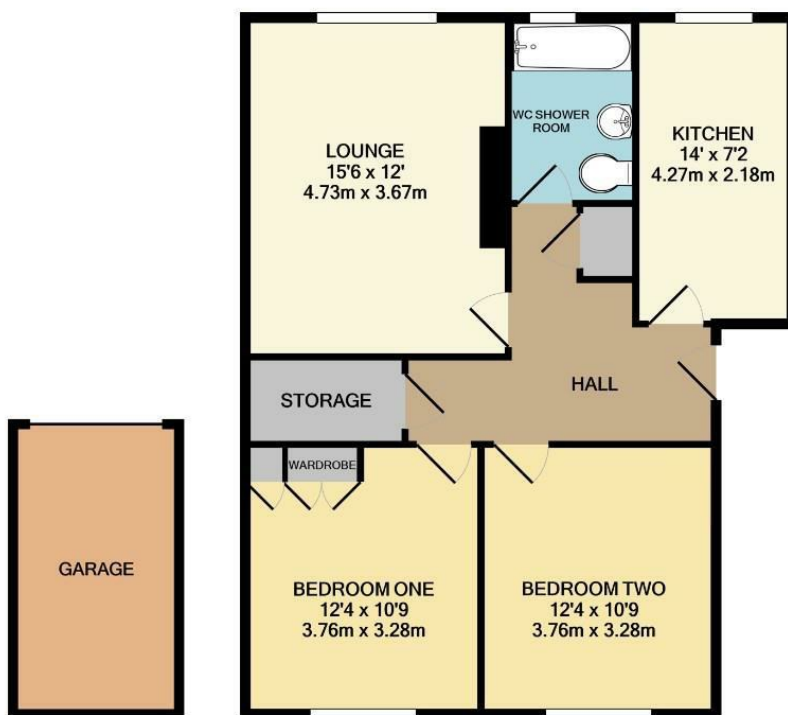
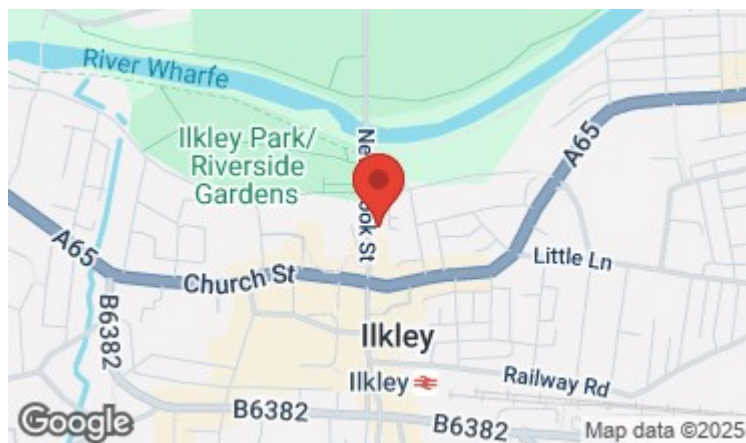
Superfast Fibre Broadband is shown to be available to this property.

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



- Two Bedroom First Floor Apartment
- Well Presented Throughout
- Lovely Breakfast Kitchen
- Well Presented Bathroom
- Lounge With Bay Window Enjoying Delightful Views
- Two Double Bedrooms
- Highly Convenient Central Ilkley Location
- Single Garage
- Walking Distance To Amenities And Train Station
- Council Tax Band D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(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 728 SQ.FT. (67.6 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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