

Harrison Robinson

Estate Agents



Flat 4, 7 Wilton Road, Ilkley, LS29 9PG

Price Guide £250,000

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LOWER GROUND FLOOR

Lounge

16'4" x 15'1" (5.0 x 4.6)

A smart, half glazed, composite door with transom light opens into a spacious and welcoming lounge. A bay window with large, double glazed windows allows ample natural light. Newly carpeted flooring, electric radiator, wall mounted electric fire, downlighting. There is ample room for comfortable furniture in this room. Door into:

Kitchen

9'6" x 9'6" (2.9 x 2.9)

A newly installed kitchen with 'Seafoam' base and wall units with under counter lighting, stainless steel handles, complementary, marble effect work surfaces and upstands and contemporary metro tiling to splashback. Integrated appliances include a Bosch dishwasher, Bosch electric oven with AEG induction hob with stainless steel extractor over and washing machine and fridge freezer. Inset sink and drainer with chrome mixer tap, downlighting, newly laid, stone effect vinyl flooring. Useful, under stairs storage cupboard housing the water tank.

Bedroom One

14'1" x 11'1" (4.3 x 3.4)

A good sized double bedroom with newly carpeted flooring, downlighting and electric radiator. A double glazed window looks out over the outdoor area to the rear. Door into most useful storage cupboard.

Bedroom Two

11'5" x 7'6" (3.5 x 2.3)

A second bedroom with, again with newly carpeted flooring, downlighting and wall mounted, electric radiator. Obscure, double glazed window to side elevation.

Bathroom

A brand new, contemporary house bathroom with low-level W.C., handbasin with chrome mixer tap in a high gloss vanity unit with mirror with LED lighting over and P shaped bath with thermostatic shower and curved, glazed screen. Neutral wall tiling, downlighting, extractor. White, ladder style, heated towel rail. Stone effect, vinyl flooring.

OUTSIDE

Garden / Parking

The apartment enjoys a good amount of outdoor space with a large tarmac area to the rear, ideal for outdoor furniture and enjoying the quiet privacy of the immediate environs. A concrete area is perfect for parking one vehicle.

Outside Store

The property benefits from a stone built external store providing excellent storage for bikes or outdoor equipment.

TENURE

We are advised by our vendor that the apartment is leasehold with the remainder of a 999 year lease from 1988.

The service charge is £47 per month which includes buildings insurance, window cleaning and gardening with a peppercorn ground rent of £1 per annum.

Pets are allowed with agreement from the Freeholder.

UTILITIES AND SERVICES

The property benefits from mains electricity and drainage.

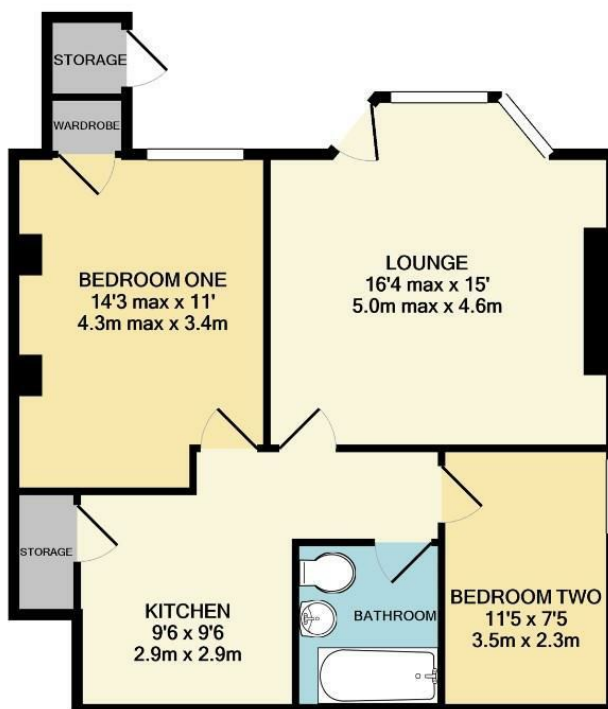
There is shown to be Ultrafast Fibre Broadband available to this property.

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



- ***No Onward Chain***
- Newly Refurbished Two Bedroom Ground Floor Apartment
- Brand New Fitted Kitchen
- Contemporary Three Piece Bathroom
- Spacious Lounge With Bay Window
- Great Lock Up And Leave
- External Store
- Off Road Parking And Outdoor Space
- Fantastic Central Ilkley Location
- Council Tax Band C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	66	
(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 646 SQ.FT. (60.1 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.



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