

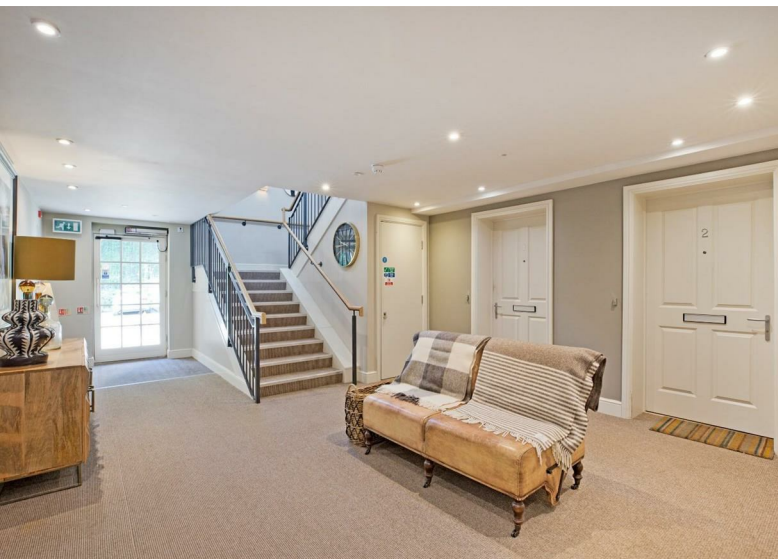
Harrison Robinson

Estate Agents



9 Wharfedale Grange Ben Rhydding Drive, Ilkley, LS29 8AR
£350,000

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GROUND FLOOR

Communal Entrance

A communal entrance door opens into a welcoming reception hall area with doors opening into the ground floor apartments with a lift and staircase giving access to the first floor.

FIRST FLOOR

Hall

A private entrance door opens into a welcoming hallway with a deep cupboard providing storage and doors opening into the principle rooms. Carpeted flooring, radiator.

Lounge / Dining Room

15'5" x 13'9" (4.7 x 4.2)

A lovely spacious room with ample space for comfortable furniture including a dining table, if desired. Sliding glazed doors open to the kitchen making this a most sociable space. Glazed patio doors open to a Juliet balcony affording a lovely, leafy view and allowing ample natural light. Carpeted flooring, radiator.

Kitchen

13'9" x 7'6" (4.2 x 2.3)

Beautifully presented with a range of base and wall units with under cabinet lighting, complementary worksurfaces and upstands and a range of integrated appliances including fridge/freezer, washer/dryer, electric oven, microwave/grill and electric hob with extractor over and splashback. Inset sink with chrome mixer tap, downlighting, vinyl flooring. Sliding doors into lounge/dining room and door into hallway.

Master Bedroom

15'1" x 13'9" (4.6 x 4.2)

A lovely, spacious double bedroom with double glazed window, carpeted flooring and radiator. Two recessed wardrobes provide excellent storage. Door into:

En Suite Shower Room

Well presented with low level w/c with concealed cistern, wall hung handbasin with chrome mixer tap and large, walk-in shower with thermostatic shower, neutral wall tiling and glazed screen. Complementary floor tiles. Large wall mirror, recessed shelf.

Bedroom Two

11'1" x 10'2" (3.4 x 3.1)

With double glazed window, carpeted flooring and radiator.

Bathroom

Very well presented with a modern, three-piece suite comprising low level w/c with concealed cistern, wall hung handbasin with chrome mixer tap and bath with tiled side, chrome mixer tap and shower attachment. Neutral floor and wall tiling, large wall mirror.

OUTSIDE

Communal Gardens

Wharfedale Grange is a separate building within the 23 acres of beautifully landscaped grounds located close to the main amenities of Audley Clevedon retirement village. There are gravelled areas with mature borders and flowering pots with benches for residents to sit and enjoy the surroundings and fabulous open countryside. A terrace with outdoor furniture and lawned areas with manicured hedging are attractive features for residents and visitors to enjoy.

Parking

The apartment benefits from an allocated parking space close to the entrance of Wharfedale Grange.

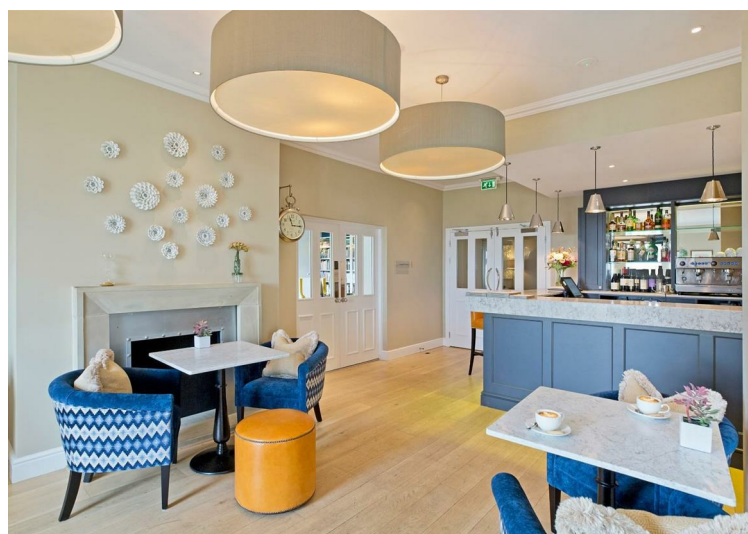
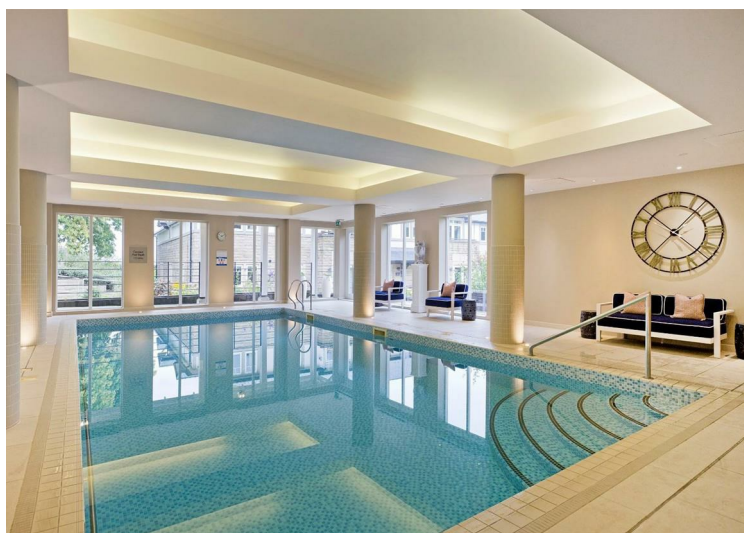
NOTES

We are advised by our vendors that the property is leasehold with a monthly management fee of £983.63 with an annual ground rent of £250. This includes a credit of £83.62 in the restaurant/bistro bar. The lease is 125 years from 2016.

Flexible care packages are available through Audley Care, if required.

UTILITIES AND SERVICES

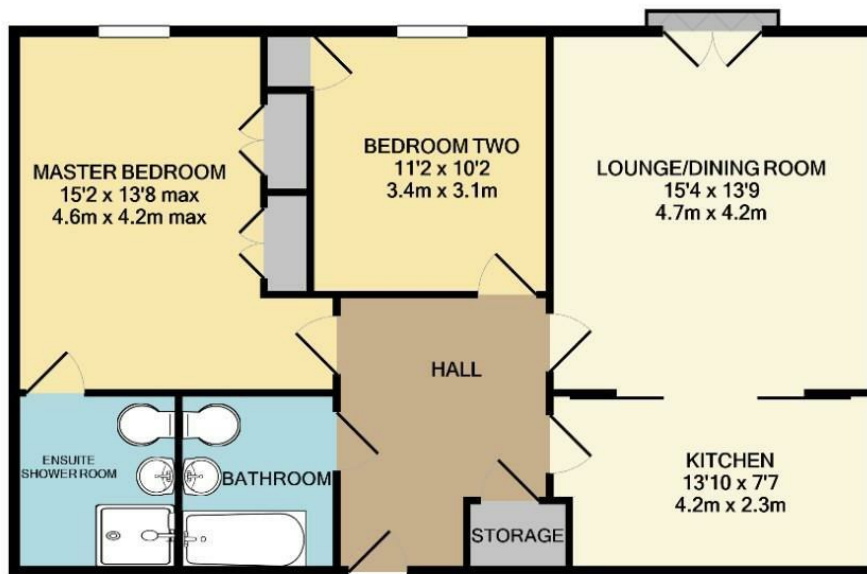
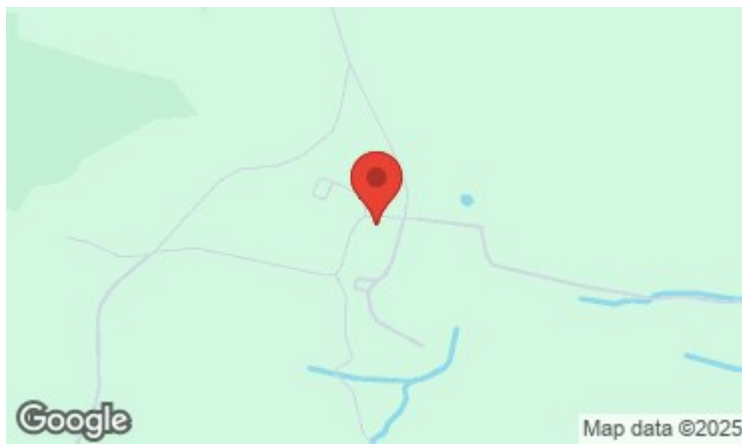
The property benefits from mains gas, electricity and drainage. Standard Broadband is shown to be available to this property. Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.



- ***No Onward Chain***
- Two Bedroom First Floor Apartment
- Beautiful Contemporary Styling Throughout
- Master Bedroom With En Suite Shower Room
- Separate Bathroom
- Modern Kitchen With High Quality Integrated Appliances
- Juliet Balcony Off Lounge
- Set In Beautifully Landscaped Gardens With Allcoated Parking
- Flexible Care Packages Available If Required
- Council Tax Band E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(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 834 SQ.FT. (77.5 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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