

Harrison Robinson

Estate Agents



Flat 2, 9 West View, Ilkley, LS29 9JG

£375,000

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GROUND FLOOR

Communal Entrance

A glazed timber entrance door opens into an entrance porch, which in turn opens into a carpeted communal hallway. High ceilings, deep skirtings and coving add to the characterful feel.

FIRST FLOOR

Landing

A return, carpeted staircase with timber balustrade leads up to the first floor landing, where the private entrance door is located.

Dining Kitchen

19'7" x 10'0" (5.97 x 3.05)

This is a great cooking and entertaining space with room for a dining table. Fitted with cream units with solid wood work surfaces and wall shelf with slate surface with lighting beneath. Appliances include slimline dishwasher, Range cooker with five ring gas hob with stainless steel extractor and splashback and under counter fridge and freezer. A sink with chrome, mixer tap sits beneath a tall, sash window overlooking the garden. Attractive, slate floor tiles. One can imagine many happy times entertaining family and friends here. Open into bedroom two/home office and a door leads into the lounge and the hallway giving access to bedroom one and the beautiful bathroom.

Lounge

18'2" x 14'9" (5.56 x 4.52)

Wow! A very generously proportioned room with stone fireplace and hearth housing a coal effect gas fire. A bay with tall sash windows with roman blinds affording beautiful, long distance views across Ilkley and beyond affords an abundance of natural light. Deep skirting, coving and ceiling rose are impressive, original features. Beautiful solid wood flooring, radiator.

Bedroom One

12'0" x 9'10" (3.66 x 3.02)

A good sized double bedroom to the rear of the apartment with sash window with roman blind overlooking the communal gardens. Carpeted flooring, radiator.

Study / Bedroom

15'1" x 7'10" (4.62 x 2.41)

A home office/potential bedroom to the front elevation with arched, sash window with plantation shutters affording beautiful long distance views. High quality solid wood flooring, radiator.

WC Shower Room / Utility Area

14'2" x 9'8" (4.34 x 2.97)

Carpeted steps from the hallway lead down to a door opening into an immaculately presented utility area with recessed cupboards, one housing the washing machine and the other housing the gas central heating boiler. Window allowing natural light. Beautiful, wood effect ceramic floor tiling, downlighting. Open into a spacious, newly installed, three-piece bathroom with low level w/c, handbasin with traditional style chrome taps set in a bespoke vanity unit. and walk in shower with thermostatic drench shower, wall mounted controls, glazed screen and attractive metro tiling. Sash window to rear elevation, downlighting, stone effect vinyl flooring.

OUTSIDE

Communal Gardens

To the front the property is well set back from the road with a pretty, communal, cottage style garden behind stone walling and wrought iron railings and gate. Well stocked borders have flowering shrubs and plants adding to the curb appeal of this property. A paved pathway leads to the communal entrance door. A path beneath a covered archway leads to the rear communal garden predominantly laid to lawn with well maintained borders, again with flowering plants and shrubs creating a beautiful, quiet area to sit and relax.

PARKING

There is ample residents' parking on the road outside the apartment.

TENURE

The apartment is leasehold with a share of the freehold with the remainder of 999 years from 1984.

The service charge is £750 per annum to include buildings insurance, window cleaning, maintenance of communal areas and gardening.

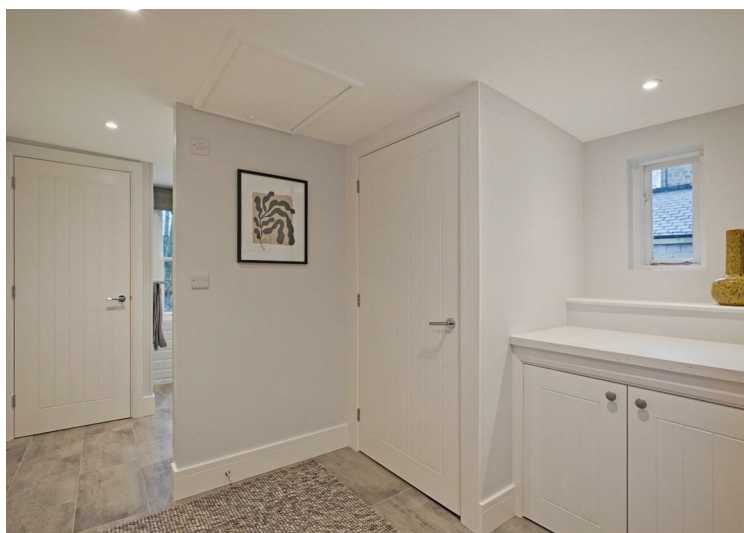
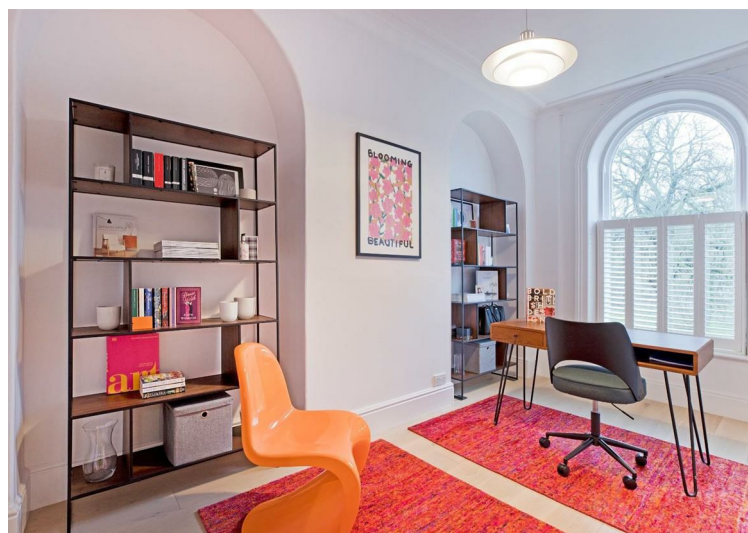
No pets allowed.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

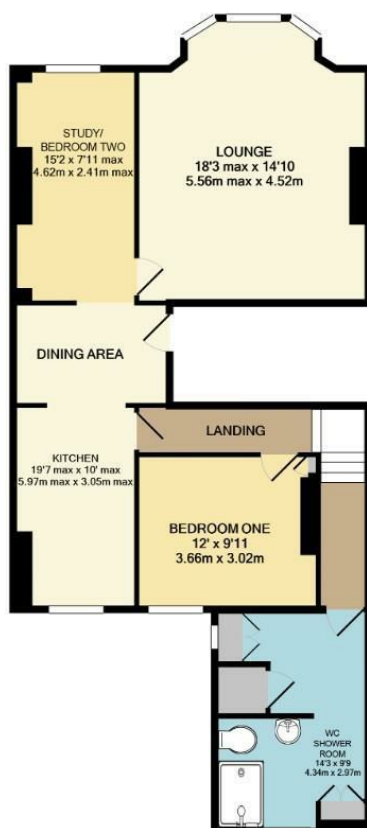
There is Ultrafast Fibre Broadband shown to be available to this property.

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



- ***No Onward Chain***
- One/Potential Two Bedroom First Floor Apartment
- Finished To A Very High Standard Throughout
- Stunning Wharfe Valley Views
- Spacious Dining Kitchen
- New Traditional Style Three-Piece Bathroom
- Charming Cottage Style Communal Gardens
- Fantastic Central Ilkley Location
- Walking Distance To Train Station
- Council Tax Band C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	81	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 846 SQ.FT. (78.6 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.



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