

# Harrison Robinson

Estate Agents



**16 Wells Court Wells Promenade, Ilkley, LS29 9LG**

**Price Guide £495,000**

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## Price Guide £495,000



### GROUND FLOOR

#### Communal Entrance

A communal entrance with lift and stair access to the upper and lower floors.

### FOURTH FLOOR

#### Private Entrance Hall

A door opens into a good sized, private entrance hall with doors giving access to all the rooms. Attractive floor tiling in addition to carpeted flooring, wall heater, coving, telephone entry system.

#### Lounge

24'6" x 14'0" (7.49 x 4.27)

A delightful, light and airy lounge courtesy of double glazed windows to the side elevation and onto the South facing balcony. Carpeted flooring, storage heater, convection heater, stone fireplace housing a coal effect, electric fire. Fitted cupboard, ample room for comfortable furniture. This is a lovely large room enjoying wonderful views up to Ilkley Moor and across the Wharfe Valley.

#### Balcony

A sunny south facing balcony with glass balustrading and tiled flooring enjoying stunning Wharfe Valley views with direct views up to Ilkley Moor. There is ample space for outdoor furniture and flowering pots.

#### Breakfast Kitchen

14'6" x 12'2" (4.42 x 3.71)

A beautifully presented breakfast kitchen with a range of high gloss cabinetry with Quartz worksurfaces and upstands. Integrated appliances include a Neff electric oven and microwave combination oven, fridge freezer and four ring electric hob with stainless steel extractor over. A one and a half bowl stainless steel sink and drainer with chrome mixer tap sits beneath a large double glazed window enjoying fantastic, long distance countryside views. Wood effect flooring, downlighting, space for a dining table, electric convection heater.

#### Dining Room / Bedroom Two

15'8" x 13'10" (4.80 x 4.24)

A large room, currently arranged as a formal dining room, which would work equally well as a third bedroom if needed. Carpeted flooring, wall lights, fitted cupboards, storage heater behind a radiator cover. A large double glazed window enjoys stunning views up to Ilkley Moor.

#### Bedroom One

15'3" x 12'4" (4.67 x 3.78)

A very well presented, spacious double bedroom, again with a large double glazed window enjoying wonderful views up to Ilkley Moor. Carpeted flooring, range of pale wood fitted wardrobes, dressing table and drawers. Storage heater behind attractive radiator cover.

#### Bedroom Three

15'5" x 9'1" (4.72 x 2.78)

A third double bedroom with carpeted flooring, storage heater, large recessed wardrobe and double glazed window enjoying wonderful, long distance Wharfe Valley views.

#### Cloakroom / Shower Room

With low-level W.C., wall hung handbasin with chrome taps and shower cubicle with thermostatic shower neutral wall tiling and folding glazed screen. White, ladder style, heated towel rail, wood effect flooring, ceiling lights, extractor.

#### Shower Room

A good sized, three-piece shower room with low-level W.C., handbasin with chrome mixer tap set in white, high gloss vanity cupboards with tiled splashback and large shower cubicle with thermostatic shower, waterproof wall boarding and sliding glazed door. Wall mounted vanity cupboard with mirrored front, white, ladder style, heated towel rail, downlighting. Floor and wall tiling. A large cupboard houses the washing machine, water tank and has useful shelving.

### TENURE

We are advised by our vendor that the property is leasehold with the remainder of a 999 year lease from November 1963.

The current service charge is £291.78 per month to include window cleaning, buildings insurance, maintenance of the exterior, communal areas, grounds and lift. Ground rent is paid separately and is £15 per annum.

One pet allowed subject to no objections from other residents.

The apartment cannot be let out.

### OUTSIDE

#### Communal Grounds

Wells Court enjoys principally lawned communal gardens for the residents' enjoyment.

#### Garage

The property benefits from a single garage situated on the lower ground floor of the building.

#### Store Room

There is a store cupboard located on the lower ground floor providing useful storage.

### UTILITIES AND SERVICES

The property benefits from mains electricity and drainage.


There is Ultrafast 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.

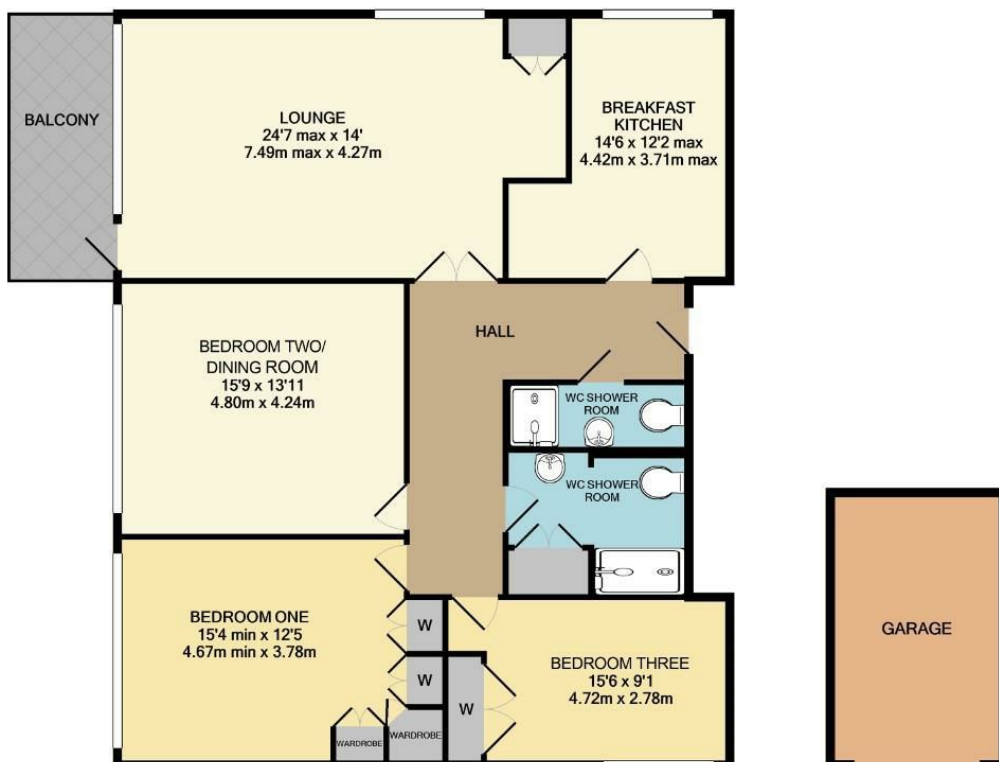


- \*\*\*No Onward Chain\*\*\*
- Spacious Three Bedroom fourth Floor Apartment
- Modern Recently Fitted Breakfast Kitchen
- Generous Dual Aspect Lounge With South Facing Balcony
- Stunning Long Distance Views To Three Sides
- Two Shower Rooms
- Well Presented Throughout
- Walking Distance To Central Ilkley And Train Station
- Council Tax Band E

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	20	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1322 SQ.FT. (122.8 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



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Ilkley 126 Bolling Road, West Yorkshire, LS29 8PN  
Tel: 01943 968 086 | Email: [info@harrisonrobinson.co.uk](mailto:info@harrisonrobinson.co.uk)  
[www.harrisonrobinson.co.uk](http://www.harrisonrobinson.co.uk)