

# Harrison Robinson

Estate Agents



**Alexandra Suite Crossbeck Road, Ilkley, LS29 9JP**

**£239,950**

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## GROUND FLOOR

### Entrance Hall

A ramp facilitating wheelchair access leads to half glazed timber doors opening into a spacious and welcoming reception hall. Carpeted flooring, newly installed, slimline electric radiator with timber doors opening into the principal rooms of the apartment. There is ample space for items of furniture here. A further door leads into the care home which is due to open under new management in April 2026. The residents of Alexandra Suite have access to the facilities. Pale wood effect fitted wardrobes provide excellent storage.

### Kitchen / Living Room

19'3" x 15'3" (5.89 x 4.67)

A lovely, spacious room with attractive, solid wood cabinetry with under cabinet lighting, metal handles, complementary worksurfaces and tiled splashbacks. Integrated appliances include electric oven, four ring electric hob with extractor over, microwave, under counter fridge and slimline dishwasher. Downlighting, tile effect, vinyl flooring. Open to a lovely, light sitting area with carpeted flooring and large, double glazed windows with a lovely leafy aspect and glimpses across Ilkley. Slimline electric radiator, ample space for comfortable furniture here.

### Bedroom One

11'3" x 9'11" (3.43 x 3.04)

A good sized double bedroom with four, double glazed windows allowing natural light, carpeted flooring and slimline electric radiator. Pale wood effect fitted wardrobes and drawers provide great storage.

### En Suite Shower Room

Well presented with low-level W.C. with concealed cistern, hand basin with chrome mixer tap set in a vanity unit with tiled splashback, wall mirror and light over. Separate, corner shower cubicle with electric shower, white wall tiling and curved, glazed screens. Chrome, ladder style, heated towel rail, wood effect vinyl flooring, extractor, ceiling light. Emergency pull cord.

### Bedroom Two

12'11" x 9'11" (3.96 x 3.04)

A second double bedroom with carpeted flooring, tall, double glazed windows and slimline electric radiator. Fitted with a range of pale wood effect wardrobes, drawers and desk.

### Bathroom

A great sized, four-piece bathroom with low-level W.C. with concealed cistern, handbasin with chrome mixer tap set in a vanity cupboard with wall mirror and light over and panel bath with chrome taps and tiled surround. Large, separate shower cubicle with thermostatic shower, white wall tiling and folding, glazed door. Wall mounted cupboard in addition to a mirrored vanity cupboard and integrated washer dryer. Chrome, ladder style, heated towel rail, wood effect vinyl flooring, downlighting, extractor.

## OUTSIDE

### Parking

The apartment benefits from one allocated parking space close to the private entrance door.

## TENURE

We are advised by our vendor that the property is leasehold with the remainder of a 125 year lease from 2006.

The service charge is £3,547.50 per annum and includes external maintenance, gardening, heating, lighting and water.

Pets are allowed.

Over 55s only.

## UTILITIES AND SERVICES

The property benefits from mains electricity and drainage.

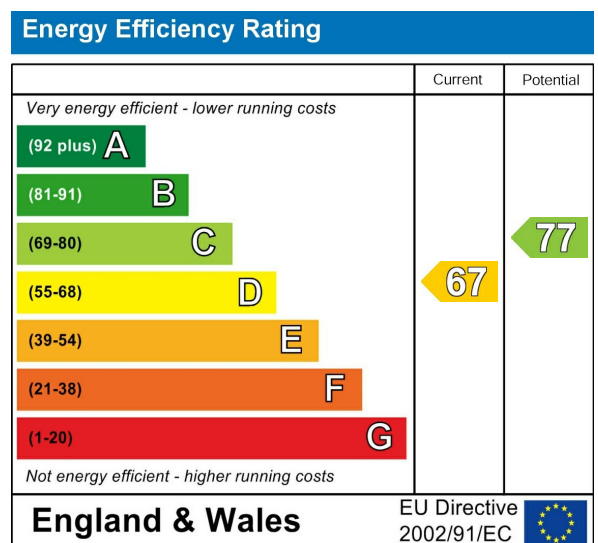
Ultrafast Fibre Broadband is shown to be available to this property.

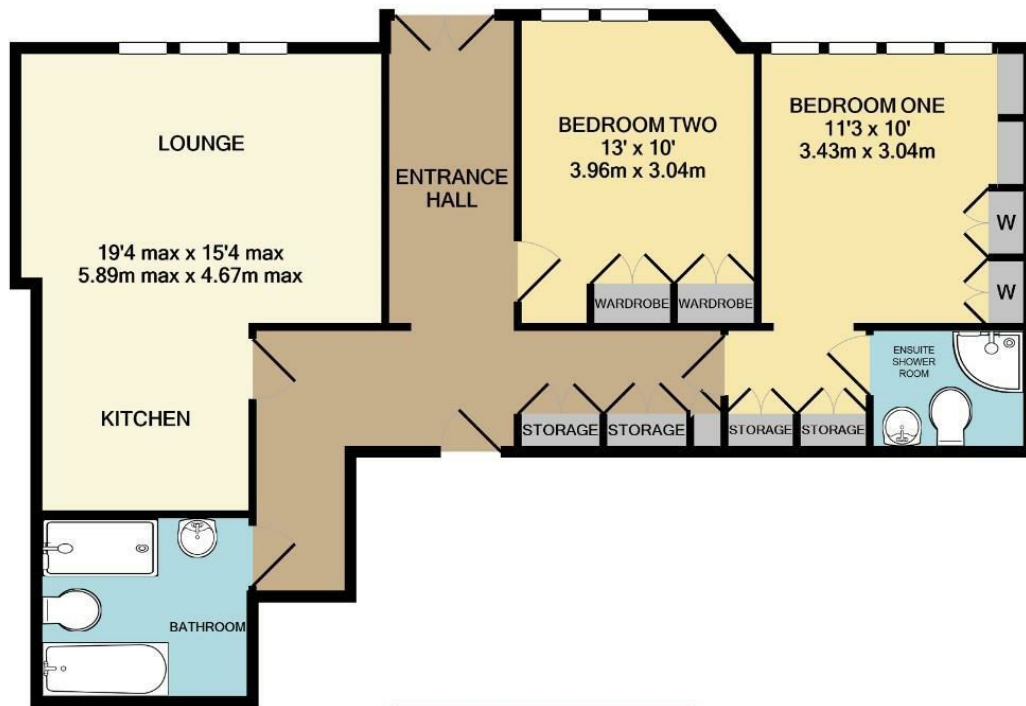
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.





- \*\*\*No Onward Chain\*\*\*
- Two Double Bedroom Ground Floor Apartment
- Open Plan Kitchen Living Room
- Fitted Furniture Throughout Providing Excellent Storage
- Well Presented En Suite Shower Room
- Separate Four Piece Bathroom
- Internal Access To Care Home With Use Of Facilities (Advised This Is Opening April 2026)
- Allocated Parking Close To Entrance
- Walking Distance To Moor And Central Ilkley
- Council Tax Band C





TOTAL APPROX. FLOOR AREA 839 SQ.FT. (77.9 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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