

Harrison Robinson

Estate Agents



Flat 51, Carnegie Court, 17 Springs Lane, Ilkley, LS29 8SN
£255,000

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SECOND FLOOR

Hall

A smart entrance door opens into a spacious entrance hall which gives access to all rooms. Two attractive, fan shaped, leaded windows open into the lounge enhancing the bright atmosphere. Carpeting, coving and electric heater. A walk-in, carpeted storage cupboard houses the recently fitted electric boiler, water tank and the consumer unit. Ample room for storage facilitated by shelving. A door opens into:

Dining Area

10'7" x 8'7" (3.23 x 2.62)

A spacious dining area with ample room for a good-sized dining table. This opens into the generous lounge area creating a wonderful feeling of space. Coving and carpeting.

Lounge

15'1" x 14'2" (4.62 x 4.34)

A lovely living space, generous in proportions without losing the homely feel. An elegant, wooden fire surround with marble hearth housing an electric fire with brass fittings is an attractive, focal point. Two UPVC, double-glazed windows allow the natural light to flood in and offer some fabulous, far reaching countryside views. Coving, carpeting, electric heater and TV point. Space for two good-sized sofas.

Kitchen

8'7" x 7'8" (2.62 x 2.34)

Double doors with glazed panels open into a recently fitted, stylish, contemporary kitchen comprising of Shaker style base and wall units in soft grey with complementary, marble effect laminate worksurface and upstands over. Integrated appliances include an induction hob with glass splashback and cooker hood and extractor over, a fridge/freezer, an electric oven and a slimline dishwasher. A composite one and a half bowl sink and drainer with monobloc tap sits near a UPVC double-glazed window, which offers a lovely, far reaching view across the valley. Smart, tile effect flooring and coving.

Bedroom One

17'5" x 11'5" (5.33 x 3.48)

A most spacious, double bedroom with mirrored, fitted wardrobes and ample room for several items of furniture. A UPVC, double-glazed window allows for ample natural light and affords a pleasant view. Carpeting, coving and electric heater.

Bedroom Two

14'2" x 8'0" (4.34 x 2.44)

A further good-sized, double bedroom benefitting from smart, fitted wardrobes. Coving, carpeting, UPVC, double-glazed window and electric heater.

Bathroom

A beautifully appointed, recently fitted, luxury bathroom comprising of a panel bath with traditional style mixer tap and mains drench shower over with separate hand held shower attachment and glazed screen, a vanity wash basin with oval basin and traditional style taps set in a marble surface with attractive, double cupboard below and a concealed cistern w/c with push button flush. Fully tiled around the bath in stylish, textured, feature tiling and complementary tiling to half-height elsewhere. Chrome, ladder, towel radiator, smart, tile effect flooring, coving, downlighting and extractor fan.

OUTSIDE

Carnegie Court benefits from beautifully maintained and principally lawned, communal gardens and a car park for the exclusive use of the residents.

NOTES

We are advised by our client that:

Length of lease is 125 years from 1999.

Service Charge is £3,839.22 per year (paid in 2 instalments)

Ground Rent is £792.84 per year (paid in 2 instalments)

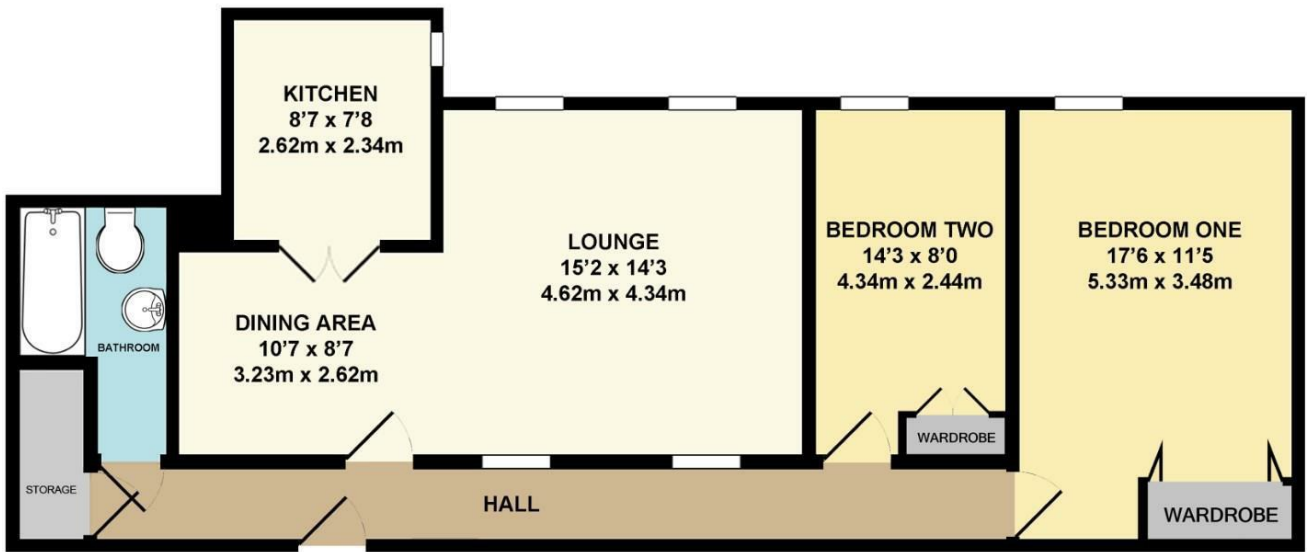
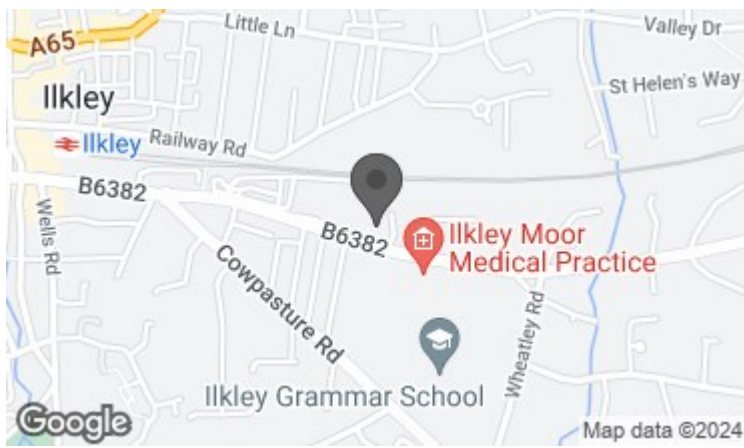
UTILITIES AND SERVICES

The property benefits from mains electricity and drainage.

There is fibre optic broadband available to this property.

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





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TOTAL APPROX. FLOOR AREA 877.9 SQ.FT. (81.56 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



Energy Efficiency Rating	
Current	Interest
74	75

Environmental Impact (CO ₂) Rating	
Current	Interest

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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