

Harrison Robinson

Estate Agents



Flat 2, Belgrave House 42 Cow Pasture Road, Ilkley, LS29 8TN
Price Guide £349,000

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UPPER GROUND FLOOR

Covered, external stone steps lead up to the private entrance door of Apartment 2.

Dining Kitchen

18'9" x 12'0" (5.72 x 3.66)

A smart, uPVC, covered entrance door with transom light opens into a good sized, modern dining kitchen fitted with a range of Shaker style base and wall units with wood effect worksurfaces and attractive tiling to splashbacks. Integral appliances include electric oven and grill, induction hob with stainless steel extractor over. Space and plumbing for a washing machine, tumble dryer and fridge freezer. A stainless steel sink with chrome mixer tap sits beneath a double glazed window enjoying delightful views. Tile effect vinyl flooring, ceiling lights, radiator. A second double glazed window allows further natural light. There is ample room for a dining table making this a most sociable room. An opening with charming, arched brickwork leads to a hall area giving access to the principle rooms.

Lounge

26'2" x 14'9" (8.00 x 4.50)

A large lounge with large double glazed bay window enjoying stunning, long distance views across the valley. Further windows and patio doors afford an abundance of natural light. Carpeted flooring, radiator. Ample room for comfortable furniture. Stone walling and hearth housing an electric fire.

Bedroom One

14'8" x 14'2" (4.48 x 4.34)

A large double bedroom with tall windows, carpeted flooring and radiator.

Bedroom Two

14'4" x 11'5" (4.37 x 3.48)

A second, spacious double bedroom with carpeted flooring, radiator and tall windows overlooking the rear garden. Recessed wardrobe with sliding, mirrored doors.

Bathroom

A large modern,, three-piece house bathroom with low level w/c, handbasin with mixer tap set in a vanity cupboard and drawers

and panel bath with thermostatic shower and folding, glazed screen. Large neutral wall tiling, mirror fronted vanity cupboard. Extractor, tile effect vinyl flooring, large wall mirrors.

OUTSIDE

Communal Gardens

The apartment enjoys delightful communal gardens with lovely, level lawn, pretty borders and attractive planting for the enjoyment of all four flat owners. A small external store provides some storage and houses the electric meters.

Garage

The property benefits from a single garage with roller door directly behind the apartment providing parking or excellent storage.

TENURE

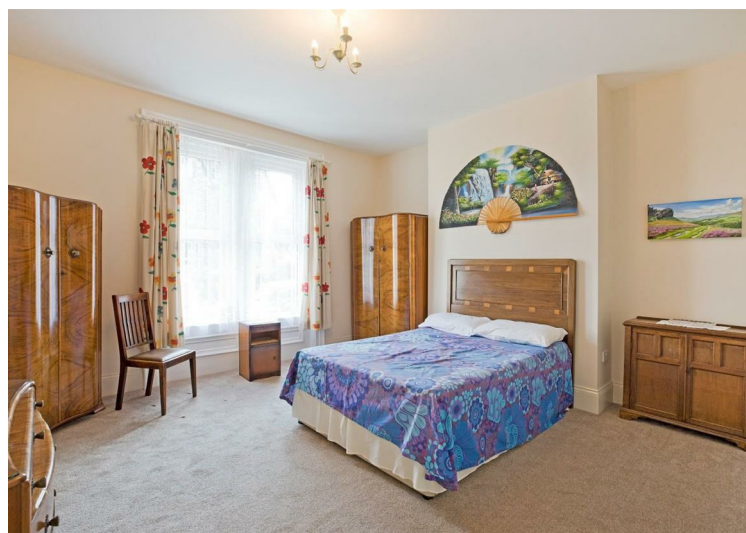
We are advised by our vendors that the property is leasehold, the FREEHOLD being owned jointly and equally by the four flat-owners, as a Management Company (25% share each), with 972 years remaining on the 999 year lease.

The service charge is currently £160 per month, to include buildings insurance, maintenance of the communal garden and minor maintenance. It is reviewed and agreed by the flat owners.

UTILITIES AND SERVICES

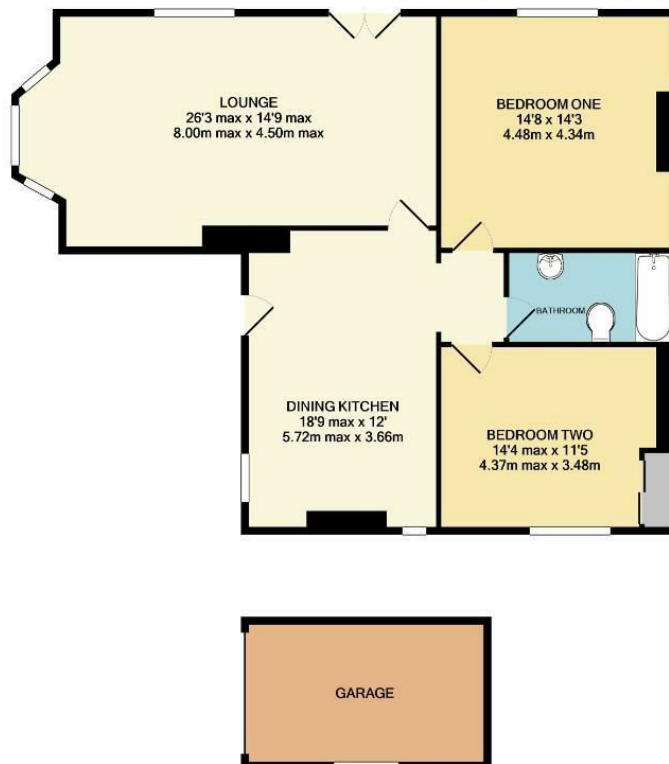
The property benefits from mains gas, electricity and drainage. There is Ultrafast Fibre Broadband shown to be available to this property.

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



- ***No Onward Chain***
- Two Double Bedroom Upper Ground Floor Apartment
- Deceptively Spacious Property With High Ceilings
- Very Well Maintained Throughout
- Delightful Dining Kitchen
- Generously Proportioned Lounge Enjoying Far Reaching Views
- Attractive Communal Gardens
- Single Garage
- Walking Distance To Central Ilkley And 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	74	82
(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 EXCLUDING GARAGE 1018 SQ.FT. (94.7 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Ilkley 126 Bolling Road, West Yorkshire, LS29 8PN
Tel: 01943 968 086 | Email: info@harrisonrobinson.co.uk
www.harrisonrobinson.co.uk