

HUNTERS[®]

HERE TO GET *you* THERE



Chapel Court

Chapel Street, LS29 0PQ

Offers Over £200,000



Council Tax: C



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ACCOMMODATION

The property benefits from UPVC double glazing and gas fired central heating throughout

GROUND FLOOR

UPVC double glazed entrance door leads into:

ENTRANCE HALL

Having door through to the living/dining room, stairs to the first floor area for coats and shoes, radiator and stripped wooden floor boards.

LIVING/DINING ROOM

20'4" x 15'1" (6.20 x 4.60)

Spacious living/dining room having bow window to the rear elevation and french style doors and large window to the side elevation. fire surround with electric stove, door to kitchen, two radiators and carpeted.

KITCHEN

12'6" x 7'10" (3.8 x 2.4)

having window to the front and side elevations, range of base and wall units, laminate worktops, electric oven and gas hob with extractor over, integrated fridge freezer, plumbing for washing machine, modern ceramic sink and drainer with mixer tap over, tiled splash backs, vinyl flooring and built in storage cupboard used for storage and tumble dryer.

FIRST FLOOR LANDING

Having window to the front elevation and doors leading to bedroom one and bathroom

BEDROOM ONE

11'10" x 9'6" (3.6 x 2.9)

Good sized double bedroom having large window to the side elevation, under stairs storage, radiator and carpeted.

BATHROOM

Having window to the rear elevation, panel bath with mixer tap and shower over, low level WC, pedestal basin, part tiled, radiator and vinyl flooring.

HALF LANDING

Having large storage cupboards and housing boiler.

SECOND FLOOR LANDING

Having window to the front elevation and door to bedroom two.

BEDROOM TWO

11'10" x 10'10" (3.6 x 3.3)

Good sized double bedroom having window to the side elevation, built in wardrobes, eaves access, radiator and carpeted.

OUTSIDE

Having use of the outside space to the front, side and rear of property being low maintenance with planted borders.

DIRECTIONS

From the centre of Ilkley, proceed along the A65 to Addingham. Once in the village continue along Main Street. Turn right onto Chapel Street and the property can be found on the right hand side, at the far end of Chapel Court.

AGENTS NOTES

Tenure: Leasehold

We have been informed by our vendor that the property is held on a 999 year lease dated from April 1975.

The current service charge is £100 per calendar month which includes buildings insurance.

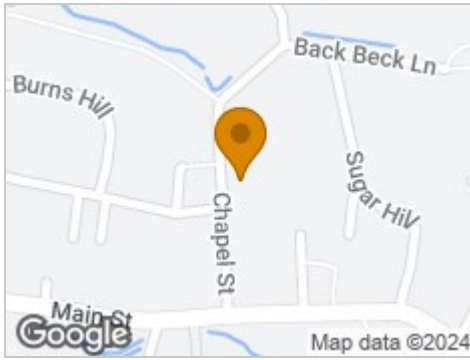
Council Tax Band C, Bradford City Council

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £30 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. We are also required to obtain identification from all prospective buyers, and we will ask to see proof of funding. Please note that the property will not be marked as Sold Subject To Contract until the checks have been satisfactorily completed so therefore buyers are asked for their co-operation in order that there is no delay.



Road Map



Hybrid Map



Terrain Map



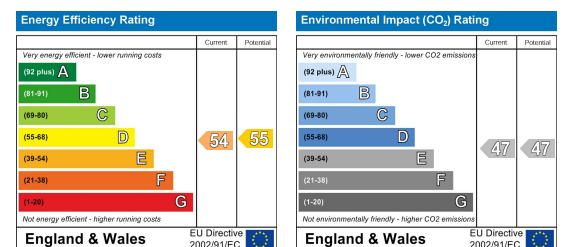
Floor Plan



Viewing

Please contact our Hunters Otley & Ilkley Office on 01943 660002 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.