



Margerison House | 22 Margerison Road | Ilkley | LS29 8QU

Asking price £310,000

**TW** TRANMER  
WHITE  
Trusted Estate Agents

2 Margerison House |  
22 Margerison Road  
Ilkley | LS29 8QU  
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With gas central heating and double glazing, the accommodation comprises:

**Ground Floor**

**Communal Entrance**

Secure communal entrance with lift and stairs to the upper floors.

**Private Entrance Hall**

An inviting entrance hall with telecom entry system linked to the communal entrance and a useful cloaks cupboard.

**Living and Dining Area**

20'7 x 14'9 (6.27m x 4.50m)

A light and airy living area featuring a gas fire with marble surround and hearth as well as a lovely Westerly aspect and an adjoining dining area with ample space for a table and chairs.

**Kitchen**

9'3 x 8'6 (2.82m x 2.59m)

Comprising a good range of base and wall units with coordinating granite work surfaces and concealed lighting. Integrated appliances include an oven, four ring gas hob with hood over, fridge, freezer, slimline dishwasher and a washing machine. A cupboard houses the boiler.

**Principle Bedroom**

11'3 x 10'8 (plus entry recess) (3.43m x 3.25m (plus entry recess))

Including a range of fitted cupboards and drawers, dressing table and an outlook over the communal gardens.

**En Suite**

9'4 x 5'4 (2.84m x 1.63m)

Walk-in shower, hand wash basin, w.c. and a heated towel rail.

**Bedroom**

11'0 x 10'4 (3.35m x 3.15m)

A second double bedroom with fitted wardrobes.



A superb two double bedroomed/two bathroom ground floor apartment featuring an off-street parking space, situated within a peaceful and highly-regarded residential area.

Located on the ground floor of Margerison House, a thoughtfully designed converted Victorian residence, this attractive apartment benefits from a lovely Westerly aspect, access to well-kept communal gardens and an allocated off-street parking space. Positioned towards the lower end of Margerison Road, Margerison House is within a brief stroll of Ben Rhydding's row of shops and train station.



### Bathroom

9'0 x 5'6 (2.74m x 1.68m)

Bath with shower attachment, hand wash basin, w.c. and a heated towel rail.

### Outside

### Parking

Located to the rear of the property is an allocated parking space.

### Communal Gardens

Well-kept lawned communal gardens can be found to the rear.

### Tenure

We are advised that the property is held on a 999 year lease dated from 2006. The freehold is owned by Margerison House Management Company Ltd which in turn is owned by the six individual apartment owners.

### Service Charge

We are advised the current service charge amounts to £2111.00 per annum.

### Ilkley

Voted The Sunday Times Best Place to Live in the UK 2022, Ilkley is renowned for its top schools, interesting independent shops and restaurants, its spectacular scenery and convenient rail links. Sports clubs offer excellent opportunities for young people and an energetic community spirit is at the heart of the town's high repute. Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley offers stunning natural beauty whilst still being a convenient base for the Leeds/Bradford/London commuter.

### Council Tax

City of Bradford Metropolitan District Council Tax Band C.

### Please Note

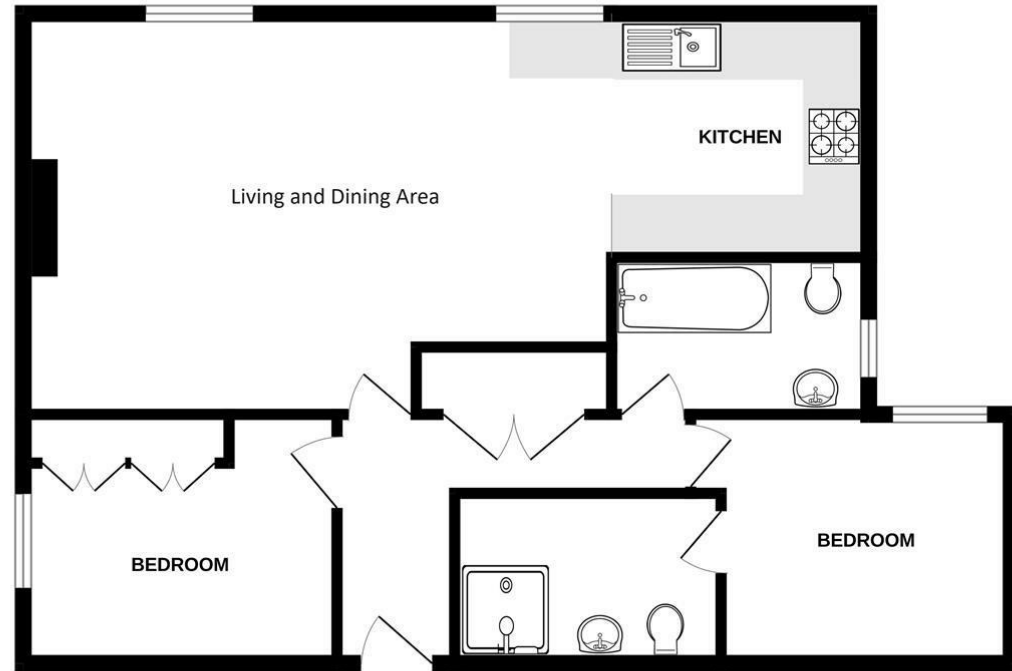
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

### MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.



**GROUND FLOOR**  
861 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA: 861 sq.ft. (80.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B		78	79
(69-80) C			
(55-68) D			
(39-54) E			
(14-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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