



4A Kings Court | Kings Road | Ilkley | LS29 9AE

Asking price £315,000

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Trusted Estate Agents

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A spacious two double bed roomed first floor apartment forming part of a highly-regarded, small-scale development positioned within a short walk of Ilkley town centre.

Offering an excellent outlook towards Middleton as well as a Southerly aspect, this well-proportioned apartment includes a generous garage and is presented in smart order. Set amongst immaculate communal grounds, Kings Court provides plenty of off-street parking for residents and has a real sense of privacy.

Ground Floor

Communal Entrance

With stairs leading to the first floor.

First Floor

Private Entrance Hall

A spacious and inviting entrance hall.

Sitting Room

18'5 x 11'10 (5.61m x 3.61m)

With a feature fireplace, a window to the front elevation with views towards Middleton and a serving hatch.

Kitchen

12'4 x 9'3 (3.76m x 2.82m)

Comprising a range of base and wall units with coordinating work surfaces and concealed lighting. Appliances include an oven with four ring gas hob plus hood over, plumbing for a washing machine, fridge, freezer. A cupboard houses the boiler.

Bedroom

14'11 x 10'7 (4.55m x 3.23m)

A range of fitted wardrobes with cupboards over and a window to the side elevation overlooking the communal garden.



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Bedroom

11'4 x 10'0 (3.45m x 3.05m)

With double fitted wardrobes and a window to the front elevation offering views towards Ilkley Moor and the Cow and Calf Rocks.

Shower Room

8'1 x 7'4 (2.46m x 2.24m)

A walk-in shower with glass screen, hand wash basin, w.c, heated towel rail and linen cupboard.

Outside

Communal Gardens

Kings Court stands within beautifully maintained, principally lawned communal gardens.

Garage

16'8 x 8'10 (5.08m x 2.69m)

Accessed via twin timber doors and with water supply.

Tenure

The property is held on a 999 years from 11 April 1975. Each of the eight apartment owners own a share in the management company which, in turn owns the Freehold.

Ground Rent : £20 per annum

Council Tax

City of Bradford Metropolitan District Council Tax Band C.

Please Note

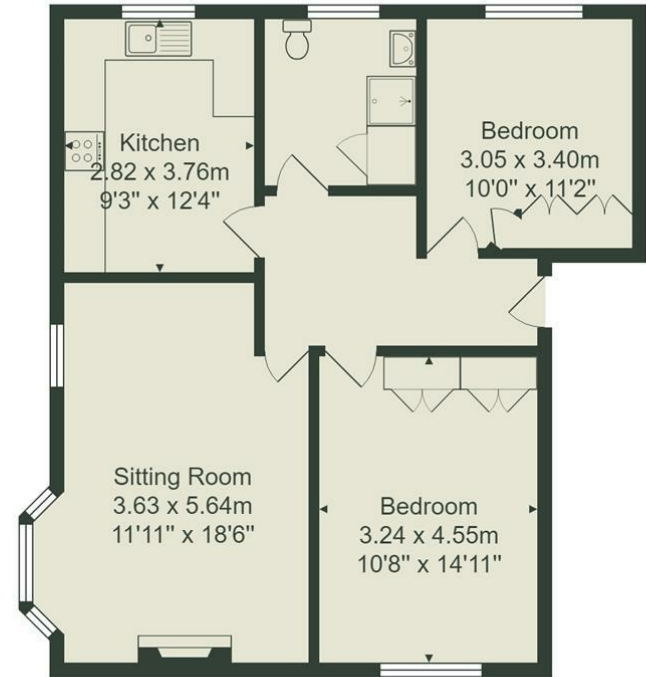
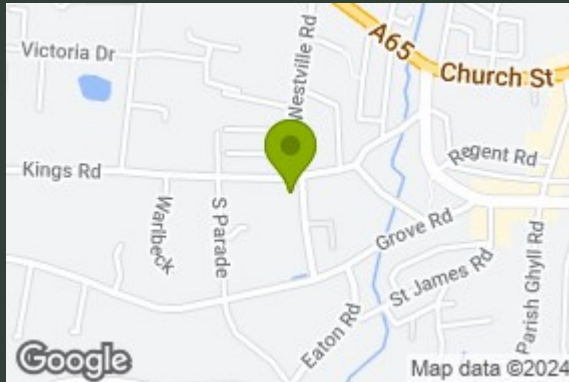
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only.

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

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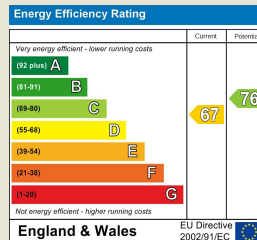


Total Area: 72.7 m² ... 783 ft² (excluding garage)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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