



## Flat 2 Hebers Mount

Grove Road | | Ilkley | LS29 9QG

Guide price £695,000

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# Flat 2 Hebers Mount

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A truly exceptional apartment occupying a large portion of the ground floor of this handsome Victorian property, set amongst sensational communal grounds.

Dating from 1894, Hebers Mount was originally an impressive family residence and was thoughtfully converted into an exclusive apartment development in the early 80s. The apartment features a double garage and enjoys a Southerly aspect, overlooking the expansive lawns to the front of the building. A communal entrance is located on the lower ground floor, with lift and stair access to the upper floors.

- Spacious Accommodation
- Two Bathrooms
- Access to Superb Communal Grounds
- Double Garage
- Two Generous Double Bedrooms
- Ground Floor
- EPC Rating D
- High Degree of Privacy

With gas central heating, the accommodation comprises:

## Lower Ground Floor

### Communal Entrance

A secure communal entrance with lift and stair access to the upper floors and garages.

### Ground Floor



Hebers Mount stands within immaculately maintained, principally lawned communal grounds surrounded by mature trees that create an idyllic, exceptionally private setting.



### Reception Hall

20'0 (max) x 8'9 (6.10m (max) x 2.67m)

An inviting reception hall including a useful recessed study area.

### Cloakroom

Including a recessed linen cupboard and further store cupboards.

### Sitting Room

34'0 (into bay) x 19'7 (10.36m (into bay) x 5.97m)

An outstanding reception space large enough to provide several different seating and dining areas, featuring a gas fire with stunning marble surround, wood panelling and ornate ceiling coving. A large bay window to the front allows for an abundance of natural light and a pleasant outlook over the grounds, while there is a second bay window to the side.

### Kitchen

15'0 x 8'9 (4.57m x 2.67m)

Comprising a good range of base and wall units with coordinating work surfaces and tiled splashback. Appliances include a Kenwood range cooker with six ring gas hob and hood over plus plumbing for washing machine.

### Breakfast Area

7'11 x 7'2 (2.41m x 2.18m)

With ample space for a table and chairs.

### Bedroom

18'9 x 14'1 (5.72m x 4.29m)

A spacious double bedroom featuring an extensive range of high quality fitted wardrobes and drawers with coordinating dressing table. Ornate ceiling rose and coving.

### En Suite

8'5 (plus entry recess) x 7'9 (2.57m (plus entry recess) x 2.36m)

A 'Jack & Jill' shower room accessed either via the bedroom or inner hall. Including a walk-in shower, hand wash basin, w.c. and a heated towel rail.

### Bedroom

17'6 x 15'3 (5.33m x 4.65m)

A second large double bedroom featuring a range of recessed wardrobes and enjoying a stunning outlook over the Western side of Ilkley plus Middleton beyond.

### En Suite

8'4 x 7'10 (2.54m x 2.39m)

Comprising a corner bath with shower over, hand wash basin and w.c.

### Outside



### Double Garage

25'9 x 18'0 (7.85m x 5.49m)

Accessed either via two electric roller doors or internally.

### Utility/Store Room

9'5 x 9'0 (2.87m x 2.74m)

Located to the rear of the double garage, with recessed cupboards, plumbing for a washing machine and housing the boiler.

### Communal Grounds

Hebers Grove stands within immaculately maintained, principally lawned communal grounds surrounded by mature trees that create an idyllic, exceptionally private setting.

### Tenure

The property is held on a 999 year lease dated from 1983. Each leaseholder owns a share in a management company which, in turn owns the Freehold.

### Service Charge

We are informed the current service charge amounts to £3474.00 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.

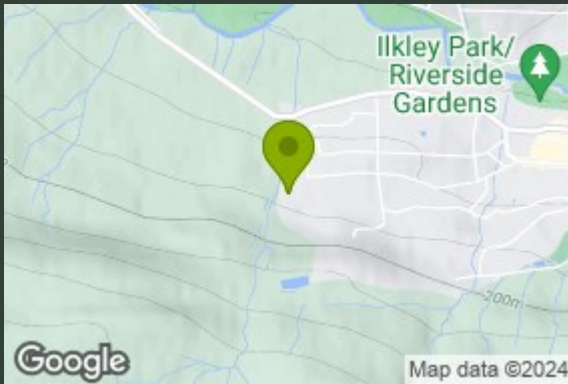
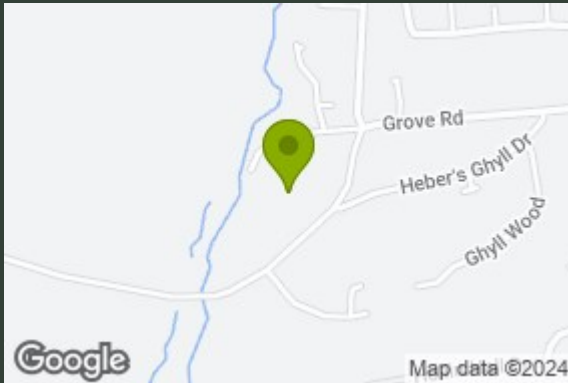
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### Please Note

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.





Total Area: 210.4 m<sup>2</sup> ... 2265 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(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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