



Tivoli Place | Ilkley | LS29 8SU

Asking price £172,500

TW **TRANMER
WHITE**
Trusted Estate Agents

25 Tivoli Place |
Ilkley | LS29 8SU
Asking price £172,500

*OFF-STREET PARKING*BEAUTIFULLY
PRESENTED*WITHIN SHORT WALK OF TRAIN STATION &
TOWN CENTRE*

- Spacious Double Bedroom
- Light and Airy Sitting Room
- Far Reaching Views
- Off-Street Parking

Entrance Hall

6'0 x 2'10 (1.83m x 0.86m)

Sitting Room

14'0 x 11'7 (4.27m x 3.53m)

An inviting sitting room with a dual aspect providing long-distance views and glimpses of Ilkley Moor.

Inner Hall

10'2 x 6'3 max (3.10m x 1.91m max)

Including a storage cupboard housing the boiler and a useful understairs cupboard.



Located within a short stroll of Ilkley town centre and train station, this well-proportioned home enjoys stunning long-distance views.



Kitchen

12'0 x 7'1 (3.66m x 2.16m)

Comprising a good range of wall and base units with coordinating work surfaces and concealed lighting. Integrated appliances include an oven and grill, four ring gas hob with hood over, fridge, dishwasher and plumbing for a washing machine.

Bedroom

11'9 x 9'7 (3.58m x 2.92m)

A spacious double bedroom with dual aspect enjoying views towards Middleton.

Bathroom

6'6 x 5'6 (1.98m x 1.68m)

Smartly presented and featuring a bath with a shower over, hand wash basin, w.c. and a heated towel rail.

Parking

One allocated off-street parking space.

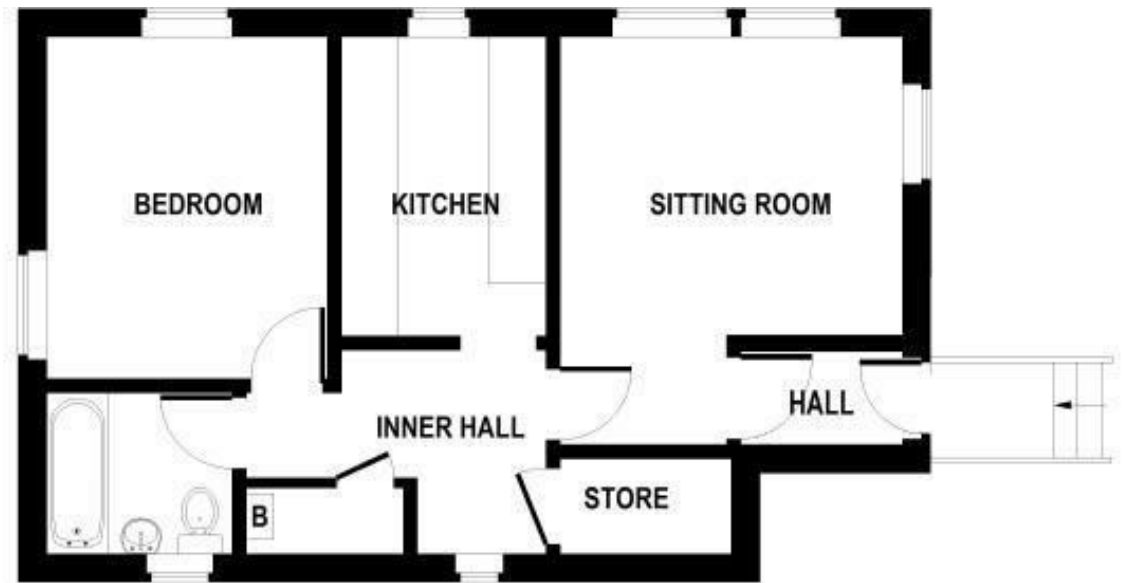
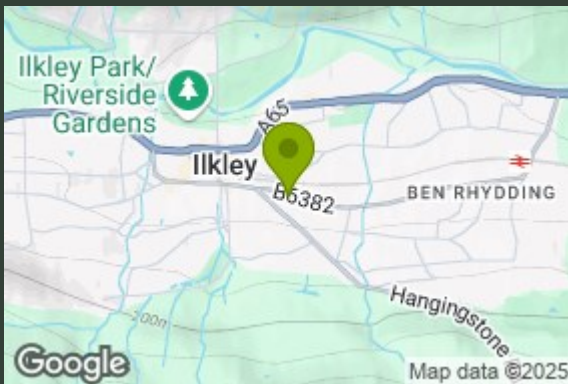
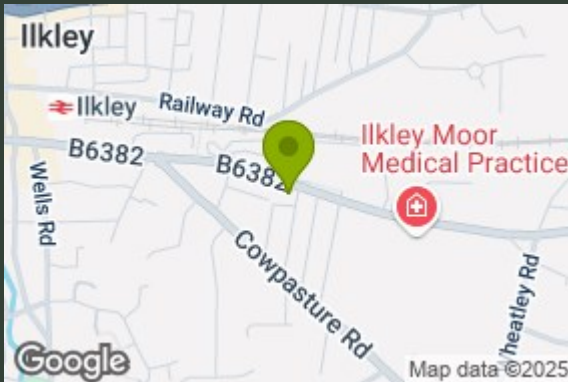
Tenure

The property is held on a 999 year lease dated from 23rd December 1986.

Service Charge

The property is held on a 999 year lease dated from 23rd December 1986. We are advised the current ground rent is £30.00 per annum. The current service charge is £50.00 per calendar month, which covers the buildings insurance and minor gardening expenses. We are advised the block is self managed with the owners each having a share.





25 TIVOLI PLACE

This plan is for reference only and is in accordance with PMA guidelines.
It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes only and do not form part of a contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C	76	76
(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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