



Queens Road | | Ilkley | LS29 9QL

Asking price £265,000

TW | **TRANMER
WHITE**
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3 St Johns Apartments

Queens Road |

Ilkley | LS29 9QL

Asking price £265,000

A charming two bedroomed, two bathroom ground floor apartment with private gardens and off-street parking, forming part of a handsome converted period residence.

Set amongst beautiful communal grounds, St Johns Apartments is a stunning Victorian building approached via iron gates and a gravelled driveway. The smartly presented accommodation comprises an open-plan living kitchen, principle bedroom with en suite, second bedroom and a bathroom.

With electric heating, the accommodation comprises:

Ground Floor

Living Room/Kitchen

20'5 x 19'1 (6.22m x 5.82m)

An open-plan living kitchen enjoying a superb outlook over the lawned communal gardens via a large window and glazed double doors. The living area features high quality laminate wood flooring, picture rail and a glazed door leading out to the rear garden.

The recently installed kitchen comprises a range of base and wall units with coordinating corian work surfaces. Integrated appliances include an oven plus combination oven/microwave, four ring ceramic hob with hood over, slimline dishwasher, fridge/freezer and a washer/dryer.

Principal Bedroom

12'2 x 11'1 (3.71m x 3.38m)

A double bedroom including fitted wardrobes and shelving along with a stone mullion window.

En Suite

7'7 x 6'9 (2.31m x 2.06m)

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



Set amongst beautiful communal grounds, St Johns Apartments is a stunning Victorian building approached via iron gates and a gravelled driveway. The smartly presented accommodation comprises an open-plan living room and kitchen, principal bedroom with en suite, second bedroom and a bathroom.



Bedroom

15'10 x 8'8 (4.83m x 2.64m)

Featuring an extensive range of fitted wardrobes and benefiting from an outlook over the private rear garden.

Inner Hall

10'6 x 4'8 (3.20m x 1.42m)

With high quality laminate wood flooring and fitted store cupboards.

Bathroom

7'2 x 6'4 (2.18m x 1.93m)

Comprising a bath, hand wash basin, w.c, heated towel rail and a linen cupboard.

Outside

Rear Garden

A standout feature is the private, paved South facing garden that offers a good degree of privacy.

Front Garden

An elevated paved seating area offering an outlook over the communal grounds and towards Middleton.

Communal Grounds

St Johns Apartments stands within beautifully presented and principally lawned communal gardens.

Parking

The apartment includes an allocated off street parking space.

Tenure

The property is leasehold with the balance of a 250 year lease dated from 2007. The annual Ground Rent is £250.00

Service Charge

We are informed by the clients, that the annual service charge is £3087.37 (10th June 2024)

Council Tax

City of Bradford Metropolitan District Council Tax Band

Please Note

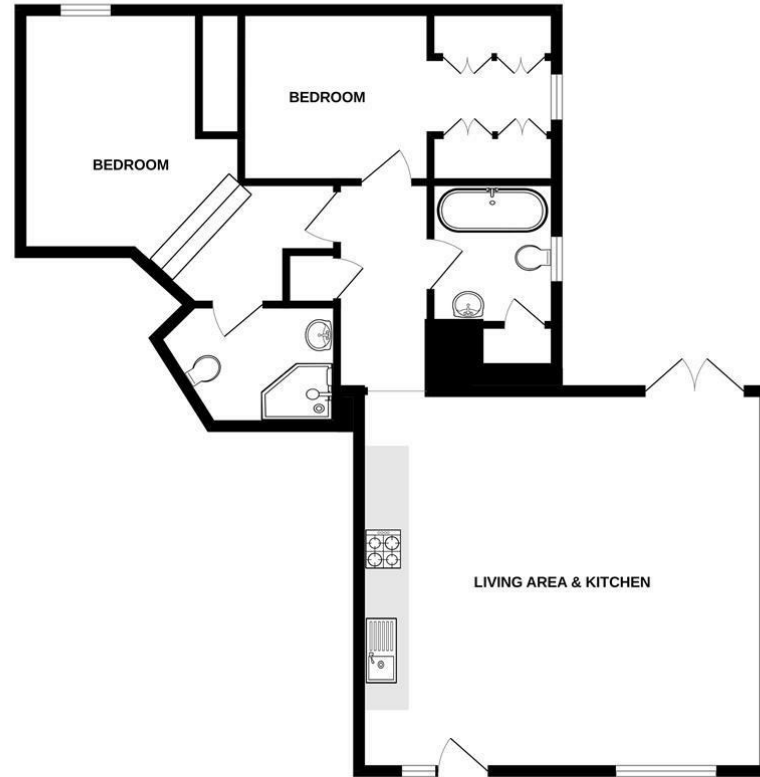
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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
882 sq.ft. (81.9 sq.m.) approx.



TOTAL FLOOR AREA - 882 sq.ft. (81.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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			
(69-80) C			71
(55-68) D		50	
(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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