



Flat 2,

15 Tivoli Place | | Ilkley | LS29 8SU

Asking price £165,000

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Trusted Estate Agents

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The property has been recently redecorated and has new fitted carpets. The accommodation includes a welcoming hallway, a good sized sitting room, fitted kitchen, a double bedroom and a bathroom with a modern white suite.

- Centrally Located First Floor Flat
- Short Walk To Rail Services
- Fitted Kitchen
- Bathroom With Modern White Suite
- Double Glazing
- Elegant Victorian Building In Popular Area
- Sitting Room
- Double Bedroom
- Gas Fired Central Heating
- EPC Rating D

GROUND FLOOR

Communal Reception Hall

With a mosaic floor and having a staircase giving access to the upper floors.

FIRST FLOOR

Reception Hall

With cupboards, shelves and a further store cupboard.

Sitting Room

14'0" x 12'6" (4.27m x 3.81m)

With cupboards to either side of the chimney breast.



A smartly presented and well proportioned first floor apartment occupying a particularly convenient setting within a short stroll of town centre amenities and the local railway station.

The property has been recently redecorated and has new fitted carpets. The accommodation includes a welcoming hallway, a good sized sitting room, fitted kitchen, a double bedroom and a bathroom with a modern white suite.



Kitchen

10'6" x 5'4" (3.20m x 1.63m)

With a stainless steel sink with a mixer tap and a range of fitted base and wall units incorporating cupboards, drawers and heat resistant work surfaces. Electric cooker with a filter hood over. Wall mounted gas central heating boiler.

Bedroom

14'0" x 13'2" (4.27m x 4.01m)

Bathroom

With a modern white suite comprising a panelled bath having a shower over, low suite WC and a pedestal wash basin. Moulded ceiling cornice.

OUTSIDE

Garden

There is a small communal garden to the front of the property.

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.

TENURE

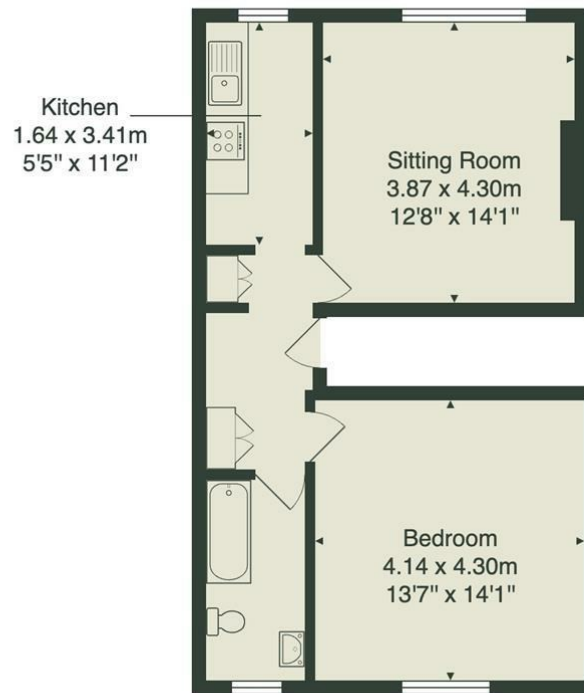
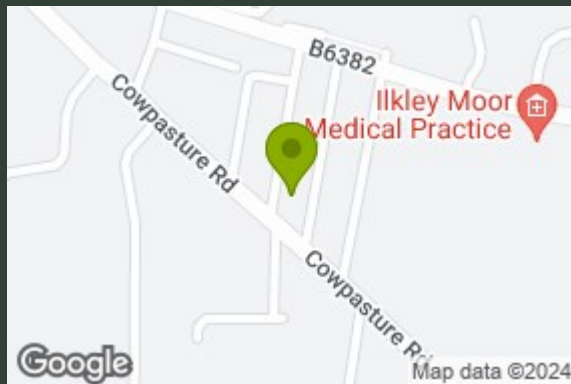
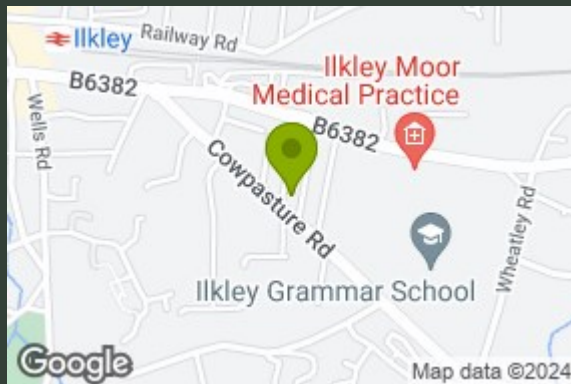
The property is held on a 150 year lease from 1 June 2011 at an annual ground rent of £150.00. The owner of Flat 2 is responsible for a 25% share of the costs of maintaining and insuring the building.

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

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.

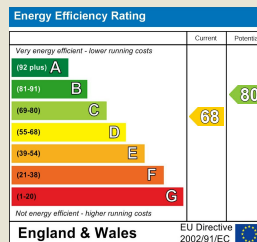


Total Area: 51.9 m² ... 558 ft²

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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