



Wells Road | Ilkley | LS29 9JD

Asking price £495,000

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Trusted Estate Agents

1 Chapel House | Wells Road |
Ilkley | LS29 9JD
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Dating from 1903, Chapel House has a rich and storied history having been built as a Wesleyan Assembly Hall and Methodist Church. This outstanding ground floor apartment has been meticulously renovated to an exceptionally high standard.

- Meticulously Renovated
- Off-Street Parking For Two Cars
- Private Garden
- Two Double Bedrooms
- Convenient Central Location
- Part of A Historic Building

With gas central heating, the accommodation comprises:

Ground Floor

Entrance Hall

14'2 x 9'3 (4.32m x 2.82m)

An enticing entrance with double doors leading to:

Living Area

17'6 x 15'7 (5.33m x 4.75m)

Enjoying a pleasant dual aspect, the spacious living area flows into:



A thoughtfully designed, contemporary kitchen flows beautifully into a spacious living room.



Kitchen

17'1 x 10'1 (5.21m x 3.07m)

A creatively designed, high quality Symphony kitchen comprising an extensive range of base and wall units with coordinating work surfaces and a breakfast bar. Integrated appliances include an oven, induction hob with hood over, fridge, freezer and a dishwasher. A door leads out to the side garden.

Studio/Bootroom

8'8 x 8'1 (2.64m x 2.46m)

A versatile space leading to:

Utility Space

8'8 x 7'10 (2.64m x 2.39m)

Including plumbing for a washing machine and a worktop.

Bedroom

13'8 x 11'4 (4.17m x 3.45m)

An ample double bedroom with a window to the front elevation.

Walk-in Wardrobe

6'7 x 6'2 (2.01m x 1.88m)

With a range of fitted wardrobes.

Bedroom

13'3 x 10'2 (4.04m x 3.10m)

A further generous double bedroom with a window to the front elevation.

Bathroom

8'6 x 8'4 (2.59m x 2.54m)

A gorgeous bathroom featuring a large stand-alone bath, walk-in rainfall shower, hand wash basin within vanity unit, w.c. and a heated towel rail.

Outside



Garden

A standout feature is the elevated, paved garden that features mature shrubs. A path leads down the side of the property, giving the apartment two points of independent access.

Parking

A driveway provides off-street parking for two cars.

Tenure

The property is held on a 999 year lease.

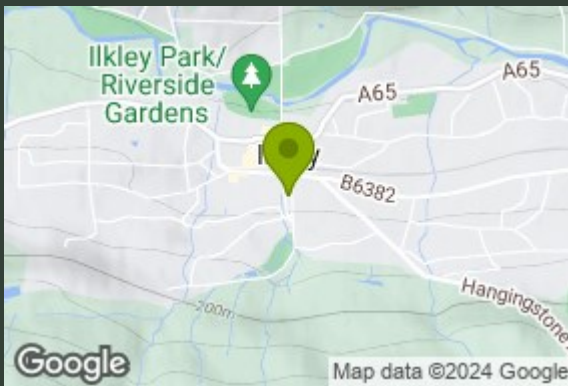
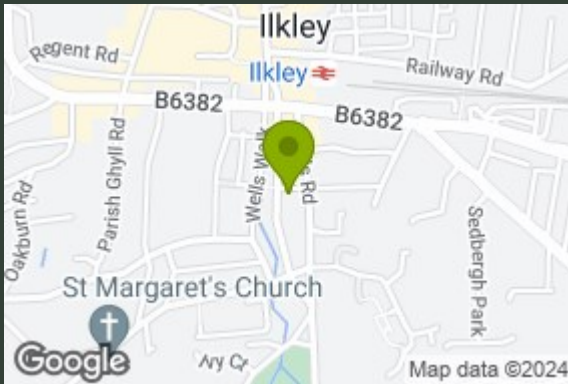
Service Charge

We are informed the current service charge amounts to £2209.92 per annum.



1 Chapel House benefits from a private, low maintenance garden and two off-street parking spaces.





Total Area: 108.6 m² ... 1169 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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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