



## Apartment 2 Ghyllcliffe

Grove Road | | Ilkley | LS29 9PQ

Asking price £485,000

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An exceptional, thoughtfully designed and well-presented ground floor apartment forming part of an individual development that stands within mature grounds. This inviting home enjoys independent access, a Southerly aspect and allocated parking for two cars.

- Two Double Bedrooms
- Two Bathrooms
- Two Off-Street Parking Spaces
- Peaceful Yet Central Location
- Access To Well-Kept Communal Grounds
- Independent Access

With gas underfloor heating throughout, the property comprises:

## Ground Floor

### Living Area

19'6" x 17'2" (5.94m x 5.23m)

A spacious living area filled with an abundance of natural light via glazed sliding doors that lead out to a paved seating area and also allowing easy access to the two allocated parking spaces. Featuring a gas fire with marble surround and hearth and adjoining:

### Dining Kitchen

12'5" x 11'7" (3.78m x 3.53m)

A high quality kitchen including a good range of base and wall units with coordinating granite work surfaces and concealed lighting. Integrated appliances include an oven, four ring ceramic hob with hood over, fridge, freezer and a dishwasher. A sliding glazed door leads out to well kept communal gardens.

### Inner Hall

14'6" x 3'1" (4.42m x 0.94m)

### Utility Cupboard

8'7" x 3'7" (2.62m x 1.09m)

Accessed via the inner hall and including plumbing for a washing machine, space for a dryer and storage space.



The property offers a sense of peace and seclusion whilst still being within walking distance of Ilkley town centre.



### Bedroom

13'9 x 13'5 (4.19m x 4.09m)

A generous double bedroom featuring a range of fitted wardrobes, two reading lights and a bay window offering a Southerly aspect.

### En Suite

7'2 x 5'3 (2.18m x 1.60m)

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

### Bedroom

11'2 (plus entry recess) x 10'5 (3.40m (plus entry recess) x 3.18m)

A second ample double bedroom including a range of fitted wardrobes and two reading lights.

### Bathroom

8'6 x 6'2 (2.59m x 1.88m)

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

### Outside

### Gardens

A paved seating area is accessed via glazed sliding doors from the living area. Ghyllcliffe sits centrally within a generous corner plot that features mature trees, shrubs and a beck.

### External Store

4'9 x 3'1 (1.45m x 0.94m)

With power and providing a useful storage space.

### Parking

Two gravelled, allocated parking spaces located immediately to the rear of the apartment.

### Tenure

The property is held on a 999 year lease dated from 21st November 2006 with an annual ground rent of £250.00.

### Service Charge

The monthly service charge of £310.00 is payable and this covers maintenance of the communal areas and grounds, lift and fire alarm servicing.

### Council Tax

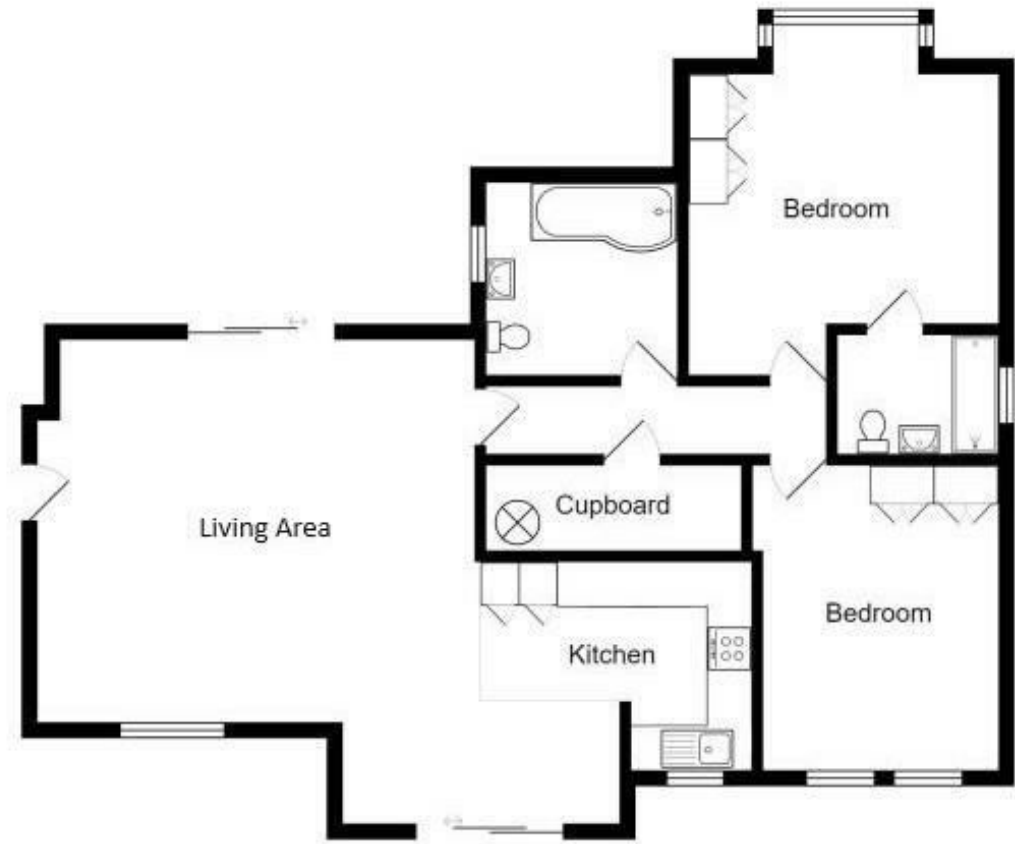
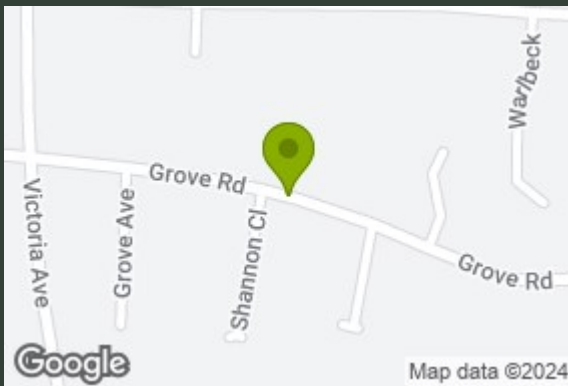
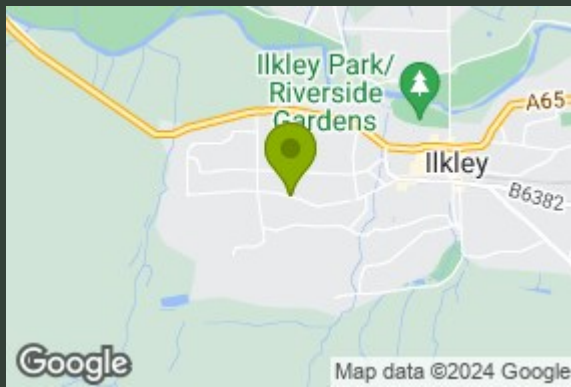
City of Bradford Metropolitan District Council Tax Band

### 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B		80	81
(69-80) C			
(55-68) D			
(39-54) E			
(17-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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