



Gilstead Court | Middleton Avenue | | Ilkley | LS29 0AD

Asking price £450,000

TW | **TRANMER
WHITE**
Trusted Estate Agents

1 Gilstead Court

Middleton Avenue |
Ilkley | LS29 0AD
Asking price £450,000

A beautifully presented two double bedroomed, two bathroom ground floor apartment featuring outstanding private gardens to the front and rear, private terrace and off-street parking for two cars.

Occupying an enviable setting within strolling distance of Ilkley Lido, rugby club, scenic riverside walks and the town centre, this immaculate home forms part of an exclusive development of just three apartments.

- Two Double Bedrooms
- Two Bathrooms
- Private Gardens To The Front And Rear
- Private Terrace
- Off-Street Parking
- Secluded Yet Convenient Position

With gas central heating and double glazing, the accommodation comprises:

Ground Floor

Private Reception Hall

23'4 x 3'9 (7.11m x 1.14m)

A welcoming reception hall featuring a dado rail and linen cupboard.

Sitting Room

18'2 x 10'11 (5.54m x 3.33m)

With an abundance of natural light via a dual aspect and featuring an electric fire with marble surround and hearth along with French doors leading out to:



Featuring a West facing rear garden, low-maintenance front garden, elevated terrace and off-street parking.



Terrace

An elevated terrace overlooking the front garden, providing the ideal place for Al Fresco dining.

Dining Kitchen

14'10 x 11'6 (4.52m x 3.51m)

A high quality dining kitchen comprising 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, dishwasher and washer/dryer. Windows to two sides provide an outlook over the rear garden while a glazed door leads out to the garden.

Bedroom

12'4 x 11'5 (3.76m x 3.48m)

An ample double bedroom featuring a range of fitted wardrobes.

En Suite

8'10 x 5'8 (2.69m x 1.73m)

Smartly presented and including a walk-in rainfall shower, hand wash basin within vanity unit, w.c and a heated towel rail.

Bedroom

10'11 x 10'2 (3.33m x 3.10m)

A second double bedroom enjoying an outlook over the terrace and front garden.

Bathroom

6'9 x 5'8 (2.06m x 1.73m)

Including a bath, hand wash basin, w.c and a heated towel rail.

Outside

Front Garden

A low maintenance rockery style garden with mature shrubs.



Rear Garden

A standout feature is the level West facing rear garden that features artificial lawns, two paved seating areas and a garden shed.

Parking

A block-paved driveway provides off-street parking for two cars.

Tenure

The apartment is held on a 999 year lease, with each leaseholder owning a share in the freehold.

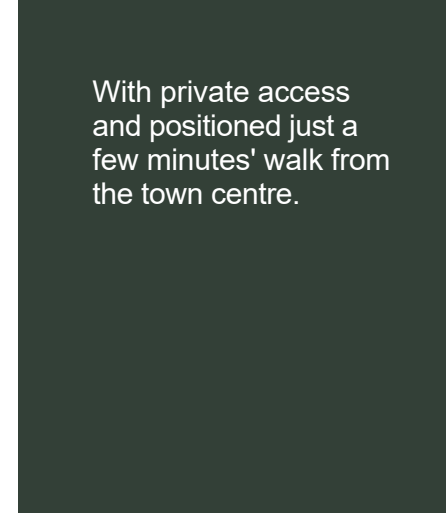
Service Charge

Awaiting further details from our clients.

Please Note

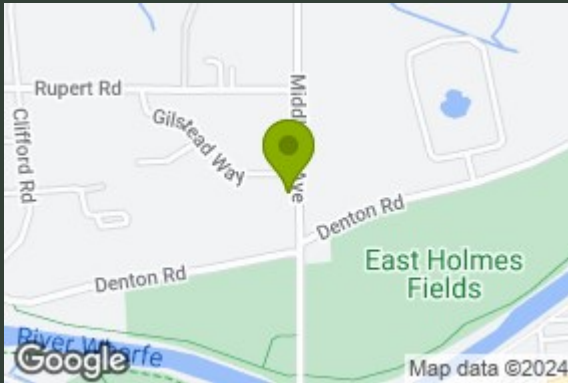
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Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.

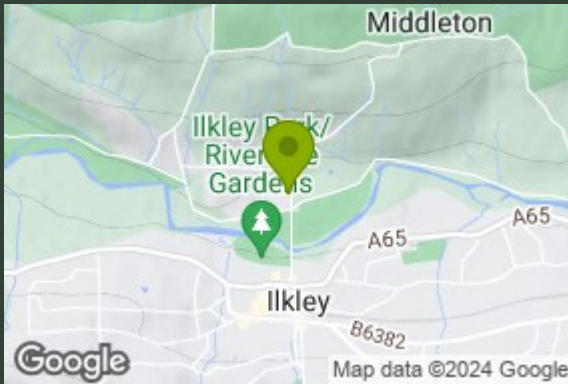




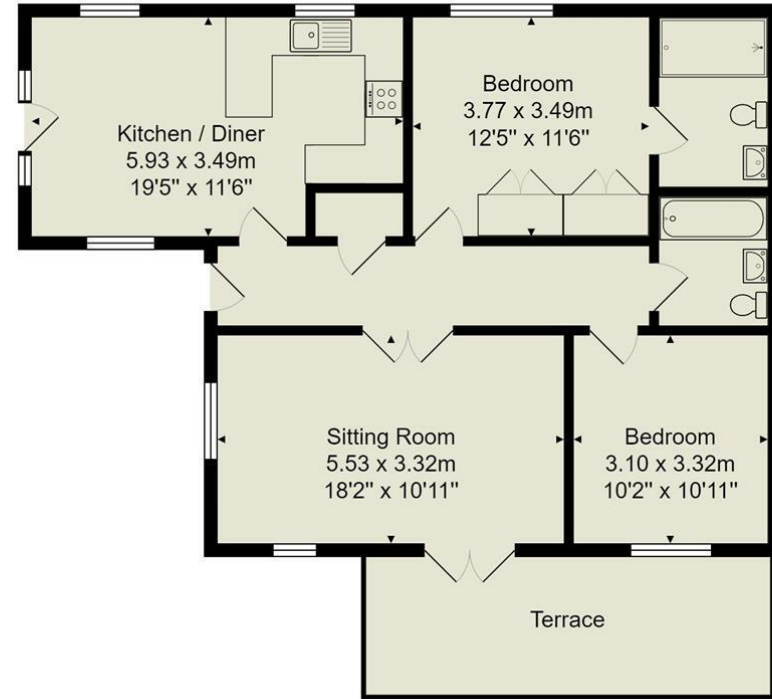
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Total Area: 84.2 m² ... 906 ft² (excluding terrace)

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		82	82
(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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