



Flat 5 The Pines

Parish Ghyll Drive | | Ilkley | LS29 9PR

Asking price £299,950

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A spacious two double bed roomed, two bathroom apartment enjoying an abundance of natural light and stunning views, located on the top floor of this exclusive development.

Surrounded by outstanding grounds, The Pines is a characterful Victorian residence enjoying a particularly private setting above Parish Ghyll Drive. This charming home includes a garage and The Pines offers residents a generous amount of off-street parking.

- Two Spacious Double Bedrooms
- Two Bathrooms
- Garage
- Off-Street Parking
- Stunning Views
- Peaceful Location

Ground Floor

Communal entrance with telecom system.

First Floor

Private entrance hall and a useful cupboard, with stairs leading to:

Second Floor

Inner Hall

22'3 x 5'4 (6.78m x 1.63m)

Provides three wall light points and a window overlooking communal grounds.

Sitting Room

14'8 x 15'0 (4.47m x 4.57m)

Featuring a gas fire with marble heath, exposed beams and a window to side elevation.

Dining Area

13'7 x 7'9 (4.14m x 2.36m)

Adjoining the sitting room and with a window to the side elevation.

Kitchen

11'0 x 6'4 (3.35m x 1.93m)

Comprising a good range of base and wall units with coordinating worktops and tiled splash back. Appliances include an oven and 4 ring ceramic hob with hood over plus space for both fridge. Velux window.



Both bedrooms enjoy unrivalled views over Ilkley and beyond.



Laundry Room

12'11 x 3'11 (3.94m x 0.91m, 3.35m)

Including plumbing for a washing machine and space for additional appliances. Also housing the boiler and featuring a recessed store cupboard.

Bedroom One

15'0 x 15'10 (4.57m x 4.83m)

A generous double bedroom with exposed beam, providing a pretty outlook over communal grounds.

En Suite

7'4 x 6'6 (2.24m x 1.98m)

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

Bedroom Two

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

A further spacious double bedroom with exposed beams and a lovely view over Ilkley and towards Middleton.

Bathroom

9'0 x 5'9 (2.74m x 1.75m)

Comprising a bath, hand wash basin, w.c and a velux window with outlook over Ilkley.

Outside

Garage

17'9 x 8'9 (5.41m x 2.67m)

Accessed via an up and over door and with light and power.

Communal Grounds

The Pines stands within exceptional, well kept communal gardens that include beautiful lawns, mature trees and shrubs, colourful flower beds and a pond.

Parking

A sweeping driveway leads from Parish Ghyll Drive and widens at the top, providing off-street parking for residents.

Tenure

We are informed the property is held on a 999 year lease dated from 1st January 1984. Each of the leaseholders own a share in the management company which in turn owns the Freehold.

Service Charge & Ground Rent

Annual Ground Rent: £25.00

Annual Service Charge: £1766.00

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.

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.

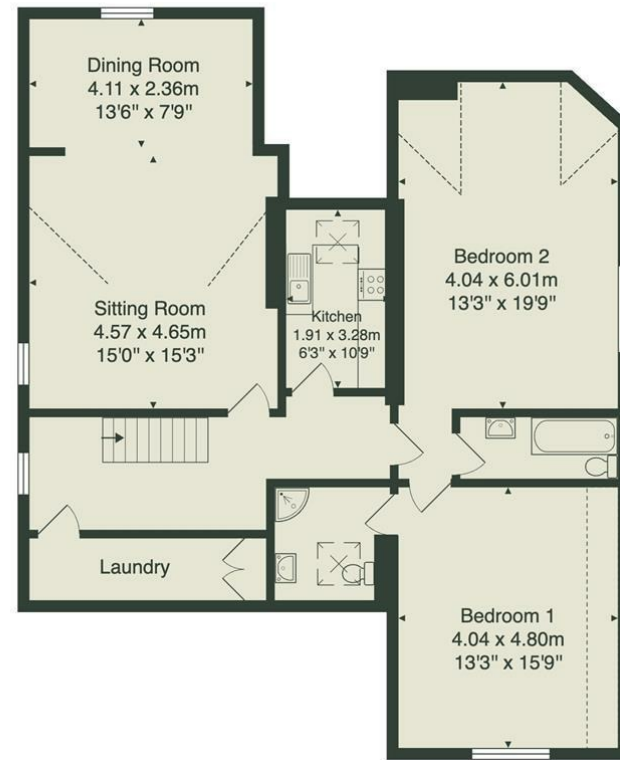
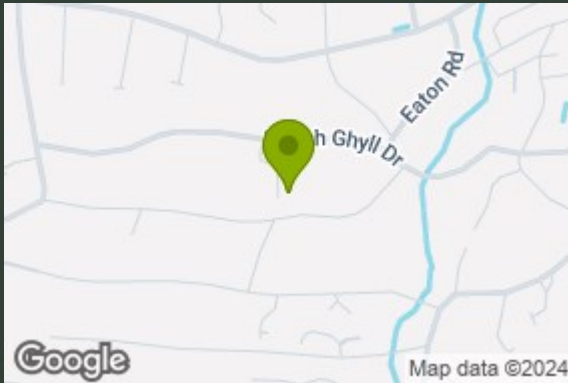
Council Tax

City of Bradford Metropolitan District Council Tax Band E.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

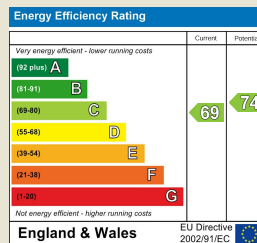
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

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.



Total Area: 112.9 m² ... 1215 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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