



Tivoli Place | | Ilkley | LS29 8SU

Asking price £159,950

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WHITE
Trusted Estate Agents

8C Tivoli Place |
Ilkley | LS29 8SU
Asking price £159,950

A well presented purpose built second floor flat located in a highly regarded neighbourhood of predominantly Victorian homes conveniently located within a short walk of Ilkley town centre and rail services to Leeds and Bradford. The property includes a good sized sitting room, a fitted kitchen, two bedrooms and a bathroom with a modern white suite. There is an allocated parking space to the rear of the building.

- Centrally Located Purpose Built Second Floor Apartment
- Sitting Room
- 2 Bedrooms
- Electric Heating & Double Glazing
- Council Tax Band B
- Short Walk To Town Centre & Train Station
- Fitted Kitchen
- Bathroom With Modern White Suite
- Allocated Parking Space
- EPC Rating C

GROUND FLOOR

Entrance Vestibule

With staircase access to the upper floors.

SECOND FLOOR

Reception Hall

Access to the boarded roof void with ladder access.
Leading to:

Sitting Room

15'6" x 11'10" (4.72m x 3.61m)

With a night storage heater and a window to the front elevation.



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Kitchen

9'7" x 7'10" (2.92m x 2.39m)

With a stainless steel sink unit and mixer tap and a range of fitted base and wall units incorporating cupboards, drawers and heat resistant work surfaces. Automatic washer, Fridge/freezer and electric cooker.

Bedroom 1

10'7" x 8'6" (3.23m x 2.59m)

With a night storage heater and a window to the rear elevation.

Bedroom 2

8'7" x 7'10" (2.62m x 2.39m)

With a night storage heater and a window to the rear elevation.

Bathroom

With a modern white suite comprising a panelled bath having a shower over, pedestal wash basin and a low suite wc. Extractor fan.

OUTSIDE

Garden

There is a small and easily maintained communal garden area to the front of the property.

Parking

There is an allocated parking space for Flat 8c to the rear 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

Leasehold for a term of 999 years from 1991. The ground rent is £30pa (not collected). The freehold is owned by a management company which in turn is owned in equal shares by the three leaseholders at 8a, 8b and 8c Tivoli Place.

Council Tax

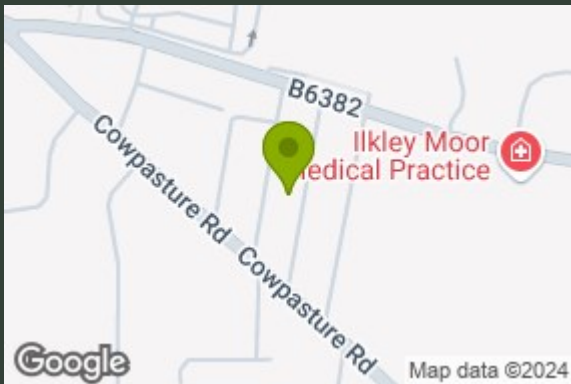
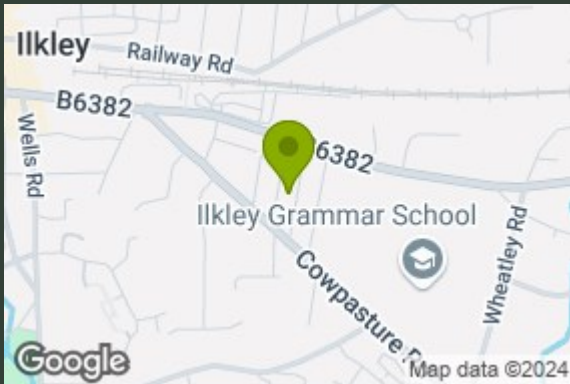
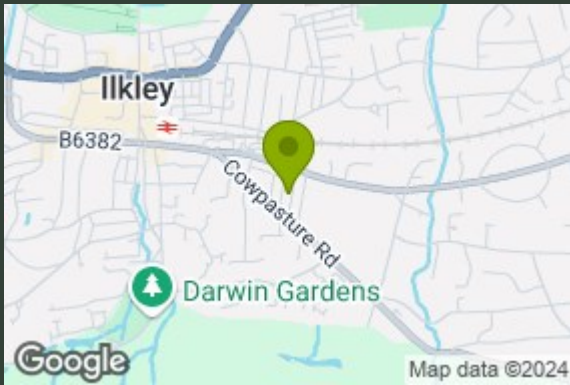
City of Bradford Metropolitan District Council Tax Band B

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

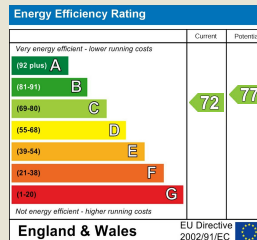
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject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



Total Area: 48.3 m² ... 520 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.



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