



Apartment 7

Beechwood | Ben Rhydding | Ilkley | LS29 8AH

£349,950

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WHITE**
Trusted Estate Agents

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Ilkley | LS29 8AH

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The property incorporates a welcoming hallway with a store room, a sitting room with a balcony, a dining room, fitted breakfast kitchen, principal bedroom with en suite facilities, a further double bedroom and bathroom.

- An Impressive & Spacious Second Floor Apartment
- Spacious Hall With Store Room
- Dining Room
- 2 Bedrooms
- Allocated Parking
- Lift Access
- Fitted Breakfast Kitchen Room
- Sitting Room With Balcony
- Bathroom & Shower Room
- Council Tax Band D / EPC Rating Awaited

GROUND FLOOR

Entrance Vestibule

With entryphone access.

Communal Hallway

With staircase and lift access to the upper floors.

SECOND FLOOR

Communal Landing

Leading to:

Private Reception Hall

With a spacious store cupboard housing a hot water cylinder and a separate store room approached by double doors.

Sitting Room

15'6" x 12'0" (4.72m x 3.66m)

With windows to two sides including glazed double doors opening onto a balcony overlooking the front of the property.



A generously proportioned second floor apartment offering well appointed accommodation in a quiet and secluded setting within a comfortable walk of Ilkley town centre.



Dining Room

13'4" x 9'0" (4.06m x 2.74m)

Accessed from the hallway and having timber double doors opening onto the sitting room.

Breakfast Kitchen

11'4" x 10'9" (3.45m x 3.28m)

With a stainless steel sink unit and an extensive range of fitted base and wall units with cupboards, drawers and heat resistant work surfaces with a tiled surround. Integrated appliances incorporates an oven and microwave, electric hob with filter hood over, a fitted fridge and freezer, dish washer and automatic washer,

Bedroom 1

17'5" x 9'2" (5.31m x 2.79m)

With a fitted wardrobe.

En Suite Shower Room

With a walk in shower, low suite wc and a pedestal wash basin. Recessed spotlights.

Bedroom 2

13'8" x 9'0" (4.17m x 2.74m)

With fitted wardrobes.

Bathroom

With a panelled bath having a shower over, pedestal wash basin and a low suite wc. Part wall tiling. Recessed spotlights.

OUTSIDE

Grounds

Beechwood stands within private grounds which ensure a high degree of privacy and are maintained as an amenity for the residents.

Parking

In addition to visitor parking there is an allocated parking space for No 7.

Tenure

The property is held on the balance of a 125 year lease from 18 June 2004. We are advised that the current annual ground rent is £231.84 and the service charge for 2023/24 was £.3579.21p

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

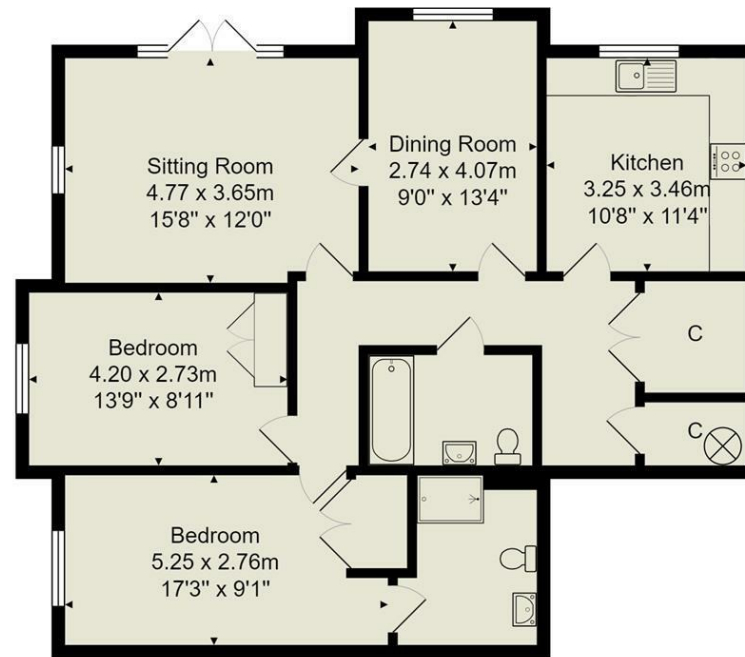
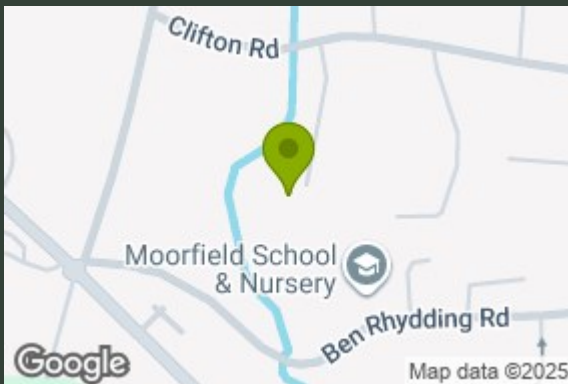
City of Bradford Metropolitan District Council Tax Band D

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.

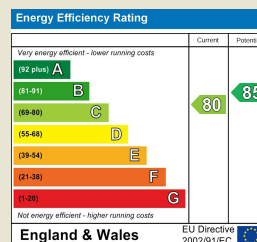


Total Area: 99.0 m² ... 1065 ft²

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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