



Flat 2

119 Bolling Road | Ben Rhydding | Ilkley | LS29 8PN

£250,000

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WHITE**
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Key features

- First floor apartment
- Recently renovated
- Brand new kitchen
- Brand new bathroom
- New carpets and decor throughout
- Southerly facing windows with views towards Ilkley Moor
- Two bedrooms
- Original stained glass sash windows

Description

An elegant two bedroomed apartment situated on the first floor and forming part of this beautiful period property conversion. Having been recently renovated by our clients the apartment offers a 'Turn Key property' finished to a high standard. Recently fitted kitchen, bathroom, fresh carpets, high quality flooring and Little Green Paint Company colour choices throughout. The accommodation in brief comprises a smart communal entrance hall and stairs to the first floor. Entrance door to the apartment opens onto a welcoming vestibule, breakfast kitchen, bright sitting room with two South facing windows, two bedrooms, bathroom and stunning views to both the front and rear elevations.



A recently renovated stylish apartment with two bedrooms. South facing windows to the front elevation with view towards the Cow and Calf rocks.

GROUND FLOOR

Communal Entrance Hall

With a door buzz entry system and steps to the first floor.

FIRST FLOOR

Entrance Vestibule

Door leading directly into a private entrance hall area.

Sitting Room

18'09 max x 15'04

A spacious and bright room with two windows to the front elevation, fireplace surround with open grate and granite hearth (for display purposes), picture rail and cornice to the ceilings.

Dining Kitchen

12'04 x 8'04

A range of contemporary contrasting wall and base units in cream and blue with granite effect work tops and upstands, two windows to the rear elevation with views towards Middleton, breakfast bar, ceramic hob oven and extractor hood over, sink and drainer. Integrated fridge, freezer and dishwasher. Plumbing for a washing machine and space for a dryer. Tall larder cupboard. Oak effect laminate flooring and spotlights to the ceiling.





Bedroom One

15'04 x 11'02

With a window to the rear elevation with stunning views towards Middleton. Picture rail and ceiling cornice.

Bedroom Two

10'10 x 6'06

With a window to the front elevation with views towards the Cow and Calf rocks. Paneled walls and ceiling cornice.

Bathroom

8'05 x 7'09

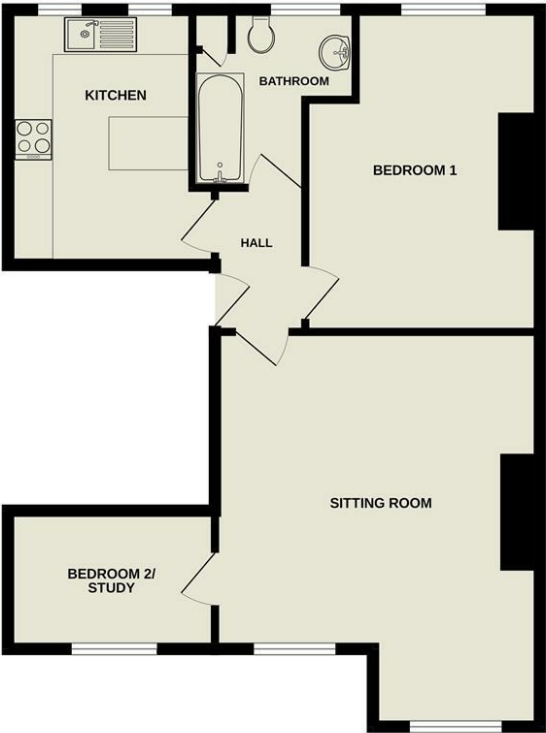
A stylish bathroom with matt back fittings and comprising a bath with shower over, vanity sink unit, WC, heated towel rail, tiling to the splash areas. Herringbone laid Amtico flooring and window to the rear elevation. Spotlights to the ceiling. Cupboard housing the recently fitted central heating boiler.

Leasehold Information

Each apartment owns an equal share in the freehold and private management company. The buildings insurance is paid communally and shared between the three apartments. There are no current ground rental charges.

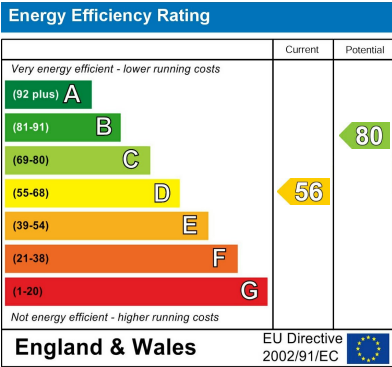
Floor plans

FLAT 2, 119 BOLLING ROAD
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 664 sq.ft. (61.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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