



4a Tivoli Place | | Ilkley | LS29 8SU

£179,995

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WHITE
Trusted Estate Agents

Flat 1a 4a Tivoli Place |
Ilkley | LS29 8SU
£179,995

A well presented one bedroomed garden flat, in a central location with Ilkley amenities just a short walk. The accommodation in brief comprises a communal entrance hall, private hall leading to a useful study area, walk in storage cupboard, open plan living kitchen with access to the garden, utility room, bedroom and shower room. Outside there is a delightful enclosed garden.

- One bedroomed flat
- Open plan living space
- Access to outside space
- Utility room
- Good storage
- Central Ilkley location

GROUND FLOOR

Communal Entrance Hall

Private Entrance Hall

With two steps leading down to the study area.

Study Area

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

With a laminate floor and two windows to the rear elevation.

LOWER GROUND FLOOR

Walk in storage area

12'07 x 3'04 (3.84m x 1.02m)

With spotlights, laminate flooring, fitted shelving and clothes rails.

Bedroom

14'09 x 11'02 (4.50m x 3.40m)

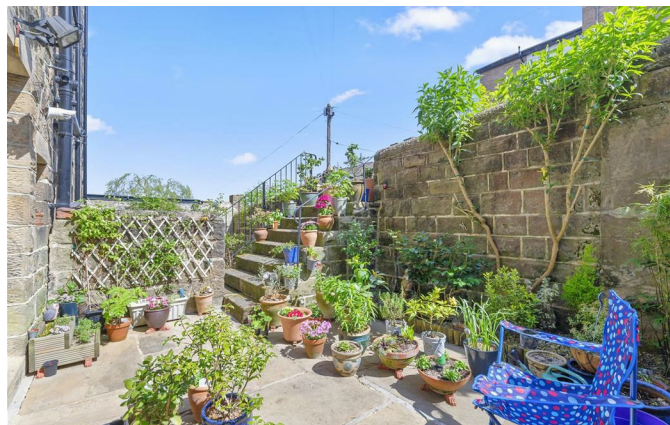
With a window to the front elevation and a feature stone fireplace surround.

Laminate wood flooring.

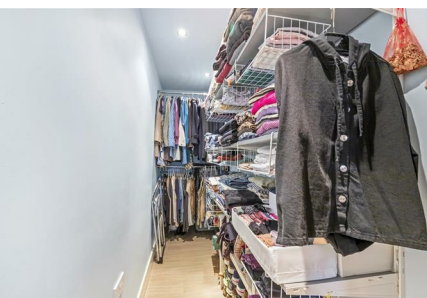
Shower Room

9'04 x 5'08 (2.84m x 1.52m; 2.44m)

Comprising a double walk in shower, WC, wall mounted wash basin and heated towel rail. Tiled walls and tiled floor with underfloor heating. Spotlights and extractor fan.



A smartly presented one bedrooms apartment with a private garden, located only a short walk from the train station and town centre amenities.



Open plan living kitchen

18'0 x 14'06 max (5.49m x 4.42m max)

A delightful living space with range of soft closing base and wall units, carousel corner cupboards and pantry style drawers. Coordinating wood effect work tops with an inset one and a half bowl sink unit. Appliances include a fridge, Bosch oven, hob and extractor fan. Stone feature fireplace surround. Spot lights and laminate wood flooring. French doors leading to the rear garden.

Utility Room

7'06 x 6'0 (2.29m x 1.83m)

With matching base units and coordinating work tops. Wall mounted Vaillant boiler, plumbing for a washing machine and useful downstairs storage area. A window and a door give access to the rear garden.

Garden

Enclosed paved garden area. With access directly from the open plan living area.

Tenure

Leasehold with a 999 year leave from 1st May 1986. The current service charge is £600 per annum.

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 A

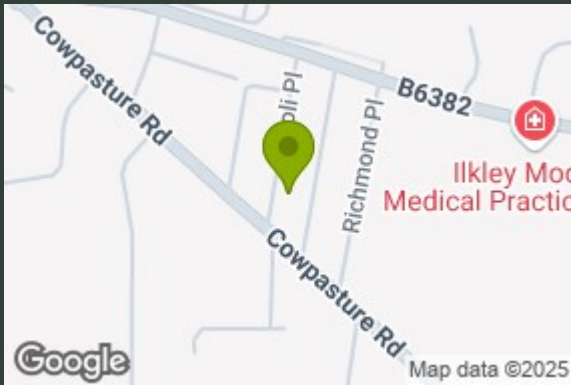
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

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.

Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link:
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



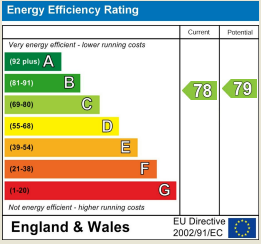


GARDEN FLAT

676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA: 676 sq.ft. (62.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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