

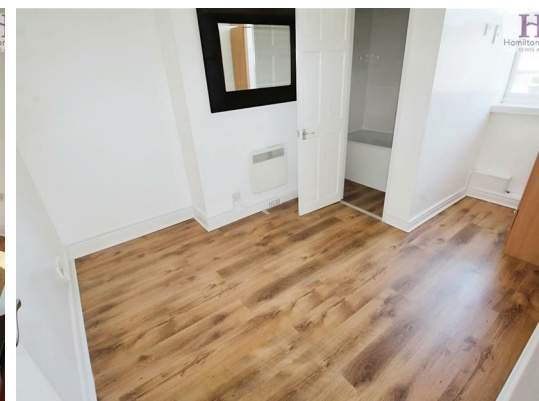


## Flat 1, 105 Leeds Road, Ilkley, West Yorkshire, LS29 8EG £119,950

\*\*\*ONE BEDROOM FLAT\*\*\*FIRST FLOOR\*\*\*CLOSE TO TOWN CENTRE\*\*\*

HAMILTON BOWER are pleased to offer FOR SALE this one bedroom first floor flat situated close to the town centre of Ilkley. Early viewing is advised to fully appreciate all this property has to offer. Comprising of ground floor entrance, stairs to first floor, lounge, bedroom with bathroom, galley kitchen with W.c off.

TO VIEW CONTACT HAMILTON BOWER TODAY!!!



COUNCIL TAX BAND - A

EPC RATING - E

We are informed by the owner that the property is leasehold and there is a 150 year lease term which commenced on 24th May 1991.

### ENTRANCE

### LOUNGE

Spacious lounge with an abundance of natural light from the front and side aspect double glazed windows. Laminate flooring and an electric fire with decorative surround.

### KITCHEN

Galley kitchen fitted with a range of base units with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated electric oven with a hob over and plumbing for a washing machine. Double glazed window.

### BEDROOM

Double glazed window, laminate flooring and an electric wall heater.

### EN-SUITE

Bath with shower over. Hand wash basin and laminate flooring.

### W.C

Low flush W.c.

