



## Flat 2, 105 Leeds Road, Ilkley, West Yorkshire, LS29 8EG £695

HAMILTON BOWER are pleased to offer TO LET this fully refurbished one bedroom second 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 the second floor, lounge, bedroom with bathroom, galley kitchen with bathroom off.





COUNCIL TAX BAND - A

EPC RATING - TBC

### ENTRANCE

Entrance area with fitted kitchen cupboards and vinyl flooring.

### 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.

### LOUNGE

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

### BEDROOM

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

### BATHROOM

Fitted three piece bathroom suite in white. Double glazed window.

