

# Harrison Robinson

Estate Agents



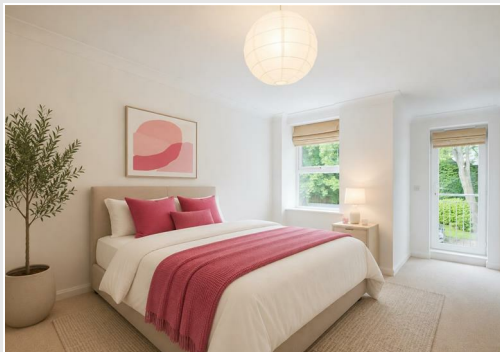
**Apt 9, Daleside House, 29 Ben Rhydding Road, Ilkley, LS29 8RL**  
**Guide Price £380,000**

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# Apt 9, Daleside House, 29 Ben Rhydding Road, Ilkley, LS29 8RL

## Guide Price £380,000



### GROUND FLOOR

#### Communal Entrance

A pathway leads to the communal entrance door with glass portico over. Once inside a smart, stainless-steel lift and stairs with stainless-steel and glass balustrading give access to the upper floors. Video entry phone system and individual letterboxes.

### FIRST FLOOR

#### Landing

A most bright and airy space benefitting from a south facing, glazed window affording a tremendous amount of natural light.

#### Private Entrance Hall

The timber entrance door opens into a welcoming reception hall with doors leading into two double bedrooms, large, open plan living area, a three-piece modern bathroom and deep recessed cupboard housing the hot water tank and with space and plumbing for a washing machine. Carpeted flooring, radiator.

#### Open Plan Living / Dining Room

18'8" x 29'10" (5.7 x 9.1)

A fabulous, generously proportioned living room, where one's eyes are immediately drawn to the stunning, long distance views through the patio doors leading to a balcony, where there is room to sit and take in the wonderful vista. Two further windows allow natural light. Carpeted flooring, three radiators. There is ample room for comfortable furniture and a large dining table as well as a home office area, if desired. Satellite and terrestrial TV connection. To the corner of this large room one finds a Shaker style kitchen fitted with cream cabinetry with stainless steel handles and wood effect worksurfaces and upstands. Appliances include fridge freezer, dishwasher, electric oven and four ring gas hob with stainless steel splashback and stainless steel extractor over. An island housing useful cupboards and drawers is a handy spot to sit and provides additional work surface. Newly fitted, wood effect, vinyl flooring, downlighting. This is a most sociable room where one can imagine many happy times with family and friends and with the doors open to the balcony in warmer weather the ideal space to bring the outside in and enjoy the beautiful Wharfe Valley scenery with views across to Beamsley Beacon.

#### Master Bedroom

20'11" x 9'2" (6.4 x 2.8)

A spacious, well presented double bedroom with double glazed patio door to the front of the building leading to a newly decked balcony, where one can sit out and enjoy the views and additional window allowing ample natural light. Carpeted flooring, radiator, satellite and terrestrial TV connection. A door leads to:

#### En Suite Shower Room

A modern, three-piece shower room with low-level w/c, pedestal handbasin with chrome mixer tap and recently fitted large shower cubicle with newly installed electric shower, glazed door and white wall tiling. Newly fitted, wood effect, vinyl flooring, radiator, wall mounted vanity cupboard. Downlighting, extractor.

#### Bedroom Two

9'2" x 13'5" (2.8 x 4.1)

A second double bedroom to the front of the property, again with a uPVC glazed door leading to the balcony to the south facing elevation in addition to a second, double glazed window allowing natural light. Carpeted flooring, radiator.

#### Bathroom

A three-piece house bathroom with low-level w/c, pedestal handbasin with chrome mixer tap and panel bath with chrome mixer tap, newly installed thermostatic shower with glazed screen and white wall tiling. Newly fitted, wood effect, vinyl flooring, wall mounted vanity cupboard. Radiator, downlighting, extractor.

### OUTSIDE

#### Communal Gardens

Daleside House is set in beautifully maintained and extensive communal gardens as an amenity for the residents giving an ample feeling of external space, particularly for those downsizing. A bench and chairs provide a relaxing place to sit and enjoy the ambience and wonderful views.

#### Allocated Parking

Remote controlled, electric security gates lead to the parking area and create a secure atmosphere. There is one designated parking space for apartment 9 opposite the communal entrance and further visitor parking

### TENURE

We are advised by our client that the apartment is Leasehold - Share of Freehold with the remainder of 999 years from 2007.

The Service Charge including Ground Rent is £2,229 for the year April 2025 to March 2026 to include:

Gardening, hedge trimming, gate maintenance, lift servicing, communal cleaning, buildings insurance and external window cleaning.

### UTILITIES AND SERVICES

The property benefits from mains drainage, gas and electricity.

Superfast Broadband is shown on the Ofcom website to be available to this property.

Please check the Ofcom website for mobile phone coverage.



- **\*\*No Onward Chain\*\***
- Spacious First Floor Apartment With Lift Access
- Generous Open Plan Living Kitchen Area
- En Suite To Bedroom One
- Balcony To Rear Enjoying Stunning Wharfe Valley Views Across To Beamsley Beacon
- Delightful Communal Grounds
- Allocated Gated Parking
- Walking Distance To Ilkley And Train Station And On A Bus Route Into Town
- Council Tax Band D

#### Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            | <b>83</b>                                                                                                     | <b>83</b> |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



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**TOTAL APPROX. FLOOR AREA 90.4 SQ.M.**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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