Harrison Robinson

Estate Agents



12 Clevedon House Ben Rhydding Drive, Ilkley, LS29 8AQ

£495,000

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£495,000





GROUND FLOOR

Communal Entrance
A communal entrance door opens into a welcoming reception hall area with doors opening into the ground floor apartments with a lift and staircase giving access to the first floor. This communal hallway also provides access to the bistro bar, restaurant, lounge and library. The wellbeing centre, fitness suite and swimming pool are also accessed at this level.

FIRST FLOOR

Reception Hall
A private entrance door opens into a most spacious and welcoming hallway with two deep cupboards providing storage with one housing the Megaflow water cylinder. This is a wonderful environment in which to greet family and friends. There is room for several items of furniture and this area could even be used as study space with a desk and chair. Doors open into the principal rooms. Carpeted flooring, coving and radiator.

Lounge/Dining Room
24'11" x 16'0" (7.6 x 4.9)
Half-glazed, double doors from the reception hall open into an impressive reception room of superb proportions. Light floods in through the dual aspect windows. To one side is a floor to ceiling feature window and an adjacent second window affording pleasant, leafy views whilst to the other elevation a third window provides a delightful Wharfe Valley view. An elegant marble fireplace housing an electric fire is a lovely, focal point. Two ceiling roses and coving lend character. Wall lights, two radiators, carpeting and TV point.

Breakfast Kitchen
11'5" x 9'6" (3.5 x 2.9)
A further door from the reception hall leads into a spacious, contemporary breakfast kitchen, tastefully appointed and fitted with a range of base and wall units with complementary granite worksurface and upstands over. Inset stainless-steel one and a half bowl sink with monobloc tap and a wealth of integrated appliances including a dishwasher, an electric oven, a microwave, a fridge/freezer and a washer/dryer. An induction hob has a granite splashback and a stainless-steel chimney hood and extractor over. Ceramic tiled flooring, downlighting , radiator and under unit lighting. Twin windows afford a pleasant aspect. Space for a small dining table.

Bedroom One
15'5" x 12'5" (4.7 x 3.8)
A lovely, spacious double bedroom with double-glazed window, coving, carpeted flooring, TV point and radiator. Recessed double wardrobes provide excellent storage. Door into:

En Suite Shower Room
Beautifully presented with low-level w/c with concealed cistern, wall hung handbasin with chrome mixer tap and large, walk-in shower with thermostatic shower and neutral wall tiling. Complementary ceramic floor tiles. Downlit, mirrored wall cabinet, chrome ladder towel radiator and extractor fan.

Bedroom Two
A second great-sized, double bedroom. Fitted with a comprehensive range of floor to ceiling wardrobes incorporating a pull down single bed, dressing table/desk and filing cabinet/drawers. Double French doors with triangular transom light over and Juliette balcony is a lovely feature of this room. Carpeting and radiator.

Bathroom
Fitted with a three piece suite incorporating a panel bath with mixer tap and shower attachment over, a wall hung washbasin with mixer tap and a concealed cistern w/c. Neutral tiling to the walls and complementary flooring. Chrome ladder towel radiator, downlighting and extractor fan.

OUTSIDE

Communal Gardens
Clevedon House is the original main house situated within the 23 acres of beautifully landscaped grounds and home to the main amenities of Audley Clevedon retirement village. There are gravelled areas with mature borders and flowering pots with benches for residents to sit and enjoy the surroundings and fabulous open countryside. A terrace with outdoor furniture and lawned areas with manicured hedging are attractive features for residents and visitors to enjoy.

Parking
There is one allocated parking space, conveniently located. There is also ample visitor parking spaces at the development.

NOTES
We are advised by our vendors that the property is leasehold with a monthly management fee of £1,243.78 with an annual ground rent of £250. The lease is 125 years from 1 June 2008.
Flexible care packages are available through Audley Care, if required.

UTILITIES & SERVICES
The property benefits from mains gas, electricity and drainage.
Ultrafast Broadband is shown to be available to this property.
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.

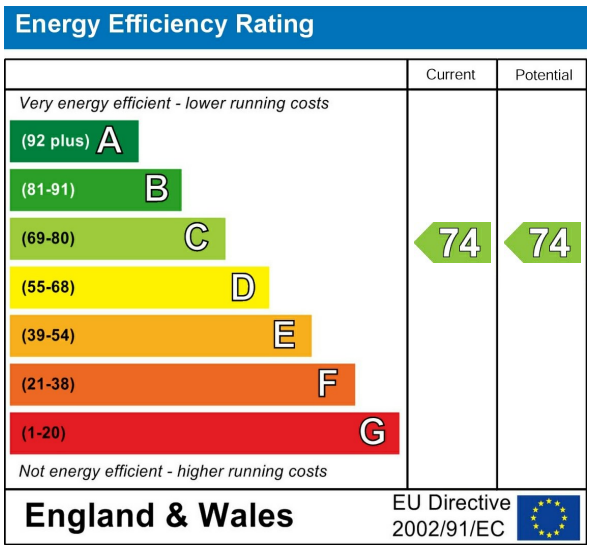






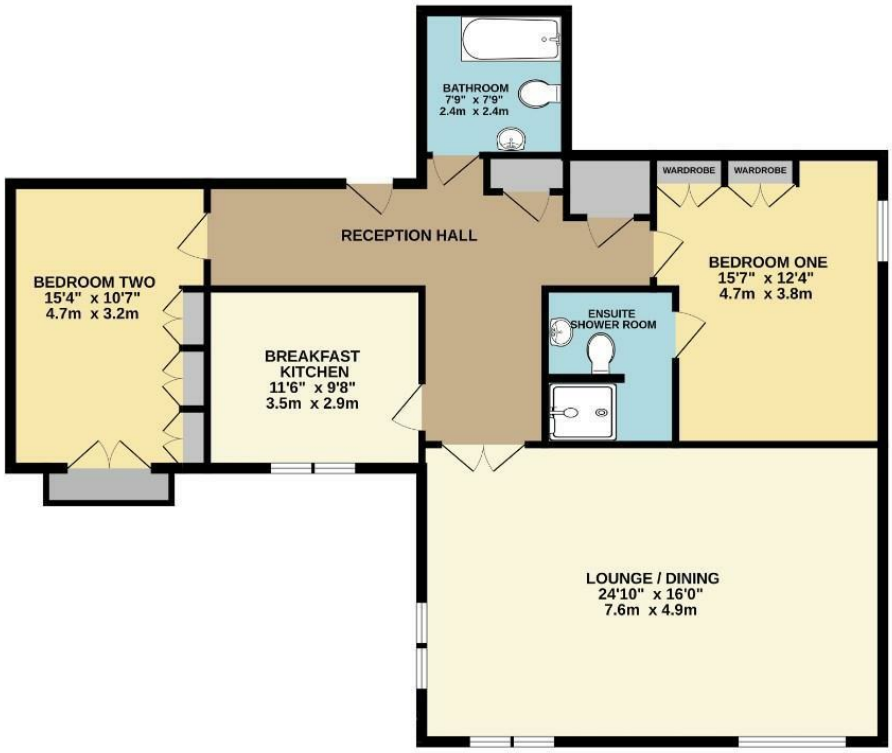


- *** No Onward Chain ***
- Two Bedroom First Floor Apartment
- Desirably Situated In The Centrepiece Building With Excellent Amenities On The Doorstep
- Magnificent Lounge/Dining Room Of Excellent Proportions
- Modern Kitchen With High Quality Integrated Appliances
- Master Bedroom With En Suite Shower Room
- Second Bedroom With Juliette Balcony Served By Separate Bathroom
- Set In Beautifully Landscaped Gardens With Allocated Parking Space
- Flexible Care Packages Available If Required
- Council Tax Band E









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TOTAL FLOOR AREA : 1181 sq.ft. (109.7 sq.m.) approx.

Whilst 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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Ilkley 126 Bolling Road, West Yorkshire, LS29 8PN
Tel: 01943 968 086 | Email: info@harrisonrobinson.co.uk
www.harrisonrobinson.co.uk