Harrison Robinson

Estate Agents

Flat 2, 36 Wheatley Avenue, Ilkley, LS29 8PT

Price Guide £315,000

3 1 2 E

Flat 2, 36 Wheatley Avenue, Ilkley, LS29 8PT
Price Guide £315,000

FIRST FLOOR

Entrance Porch
Stone steps lead up to the part glazed, uPVC entrance door, which opens into a useful entrance porch, ideal for storing coats and shoes after a walk in the surrounding countryside.

Hall
A lovely, spacious area with stripped pine doors opening into the principal rooms including the kitchen, dining room, lounge, cloakroom/W.C., bathroom and bedroom. Laminate flooring, radiator, space for an item of furniture. A return, carpeted staircase with timber balustrading leads to the upper floor.

Kitchen
14'0" x 7'5" (4.27 x 2.28)
Fitted with a range of pale wood effect base and wall units with stainless steel handles, laminate worksurfaces and tiled splashbacks. Appliances include electric oven, four ring gas hob with extractor over, undercounter fridge, undercounter freezer and washing machine. Stainless steel sink and drainer with mixer tap beneath a double glazed window to rear. Recessed ceiling lights, slate effect vinyl flooring, wall mounted, gas central heating boiler.

Lounge
14'1" x 13'11" (4.31 x 4.26)
A generously proportioned room to the front of the property with carpeted flooring, two, tall double glazed windows and radiator. A fireplace with timber surround, tiled slips and hearth is a lovely focal feature to this room. There is ample space for comfortable furniture and a dining table, if desired.

Bedroom Three
14'0" x 13'10" (4.28 x 4.24)
A double bedroom, currently arranged as a home office, with laminate flooring, double glazed windows and radiator. Picture rail, fitted shelving.

Dining Room
14'0" x 13'10" (4.28 x 4.24)
A large, dual aspect second reception room to the rear of the building, which is most flexible in use. With carpeted flooring, double glazed windows and radiator. Fitted cupboards to one alcove.

W.C.
With low level W.C., obscure, double glazed window and laminate flooring.

Bathroom
With panel bath with shower over, glazed screen, neutral wall tiling and pedestal handbasin with chrome taps. Obscure, double glazed window to rear, vinyl flooring.

SECOND FLOOR

Landing
A return, carpeted staircase with timber balustrading leads to the second floor landing, where doors open into two bedrooms and there is a useful, deep storage cupboard. A Velux allows natural light and affords lovely views.

Bedroom One
12'11" x 12'7" (3.94 x 3.86)
A good sized bedroom to the rear of the property with carpeted flooring, radiator and double glazed dormer window. Exposed beam.

Bedroom Two
14'2" x 9'3" (4.34 x 2.82)
A double bedroom to the front elevation with carpeted flooring, radiator, double glazed window and fitted wardrobe. Exposed beam.

OUTSIDE

Garage
The property benefits from a single garage providing storage or parking with up and over door. There is right of access for the apartment owners over the drive.

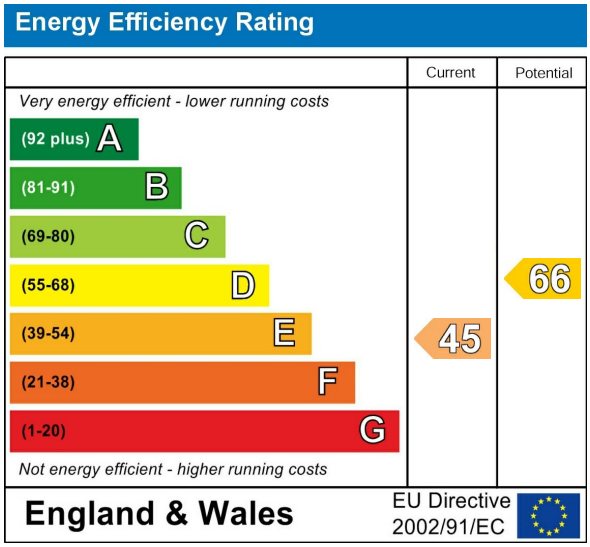
Parking
There is ample on road parking close to the apartment.

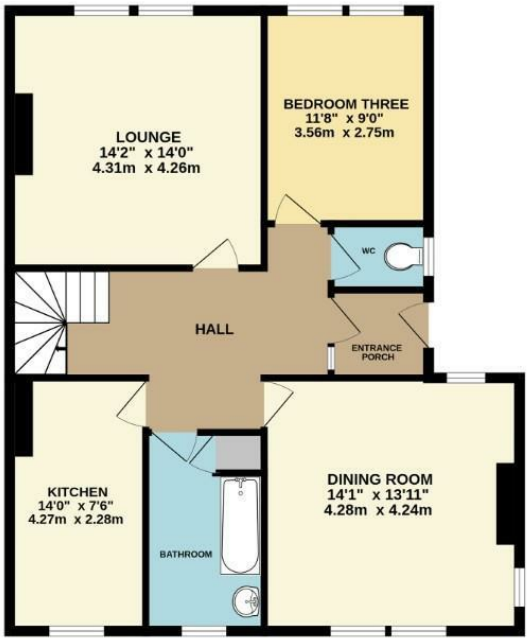
NOTES AND TENURE
We are advised by our vendor that the apartment is leasehold with the remainder of a 999 year lease from 10th October 1977.
There is currently no service charge and a £1 per annum ground rent, which is not collected.
There are two apartments in the building which own the other apartment's freehold. External works and maintenance of the building are shared between the two flat owners.

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

Tel: 01943 968 086

- ***No Onward Chain***
- Characterful Three Bedroom Duplex Apartment
- Generous Rooms Throughout
- Good Sized Lounge
- Separate Spacious Dining Room
- Idyllic Quiet Ben Rhydding Location
- Ample On Road Parking Outside The Property
- Single Garage
- Walking Distance To Schools, Train Station And Ilkley
- Council Tax Band C





FIRST FLOOR
840 sq.ft. (78.0 sq.m.) approx.

SECOND FLOOR
514 sq.ft. (47.8 sq.m.) approx.

Harrison Robinson
Estate Agents

TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1354 SQ.FT. (125.8 SQ.M.)

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