



Tivoli Place | | Ilkley | LS29 8SU

£145,000

TW | **TRANMER
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Key features

- Central Ilkley position
- Smart one bed roomed apartment
- Recently re carpeted and re decorated
- Lovely views towards the Cow & Calf Rocks.
- Band A Council Tax
- No Chain

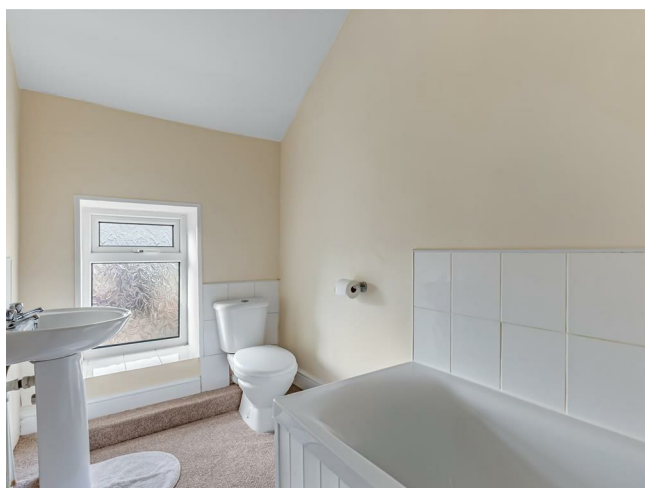
Description

A smartly presented and recently decorated apartment forming part of the conversion of 15 Tivoli Place. The location is particularly convenient, with the town centre just a short walk away, while also enjoying views towards the Moors and the Cow and Calf Rocks.

The property is accessed via a communal entrance shared with just two other apartments. A smart staircase leads to the second floor, where there is a spacious landing area with a Velux window, ensuring ample natural light.

Upon entering the property, there is a spacious hallway with two useful cupboards providing excellent storage. The kitchen is positioned to the front of the building, while the well-proportioned sitting room offers comfortable living space, a double bedroom with fitted wardrobes and a bathroom.

Residents' parking permits are available, and the parking is zoned.



With gas central heating, the accommodation comprises:

GROUND FLOOR

Communal Entrance

A smart communal entrance with door entry system. Staircase leads to the second floor.

Private Entrance Hall

A spacious entrance area, with two useful built in storage cupboards.

Kitchen

10'08 x 5'06

With a range of wall and base units complemented by coordinating work surfaces, incorporating a recessed circular stainless steel sink and tiled splashbacks. Appliances include a fridge, freezer, and washing machine. There is an oven with a four-ring gas hob and extractor hood above. A window provides natural light to the front elevation.

Sitting Room

14'0 x 12'05

A well proportioned room with lovely viewing towards the Cow and Calf Rocks. A feature exposed brick wall. Window to the front elevation.

Bedroom

14'01 x 9'02

A double bedroom with a full wall of generous sliding door built in wardrobes and a window to the rear elevation.





**Bathroom**

9'11 x 5'0

A three piece white suite with a bath with an electric Triton shower over, pedestal wash basin, WC and a window to the rear elevation. Tiling to the splash areas.

Outside

There is a frontage to the property providing a useful space for the bins. Parking is on street and zoned residents permits are available.

Tenure

Leasehold

The property is held on the balance of a 150 year lease from 1 June 2011 with a ground rent of £20.00 per annum. The owners of Flat 3 are responsible for 25% of the upkeep and insurance of the building. A regular service charge is not collected. Comprehensive service charge accounts for recent years are available.

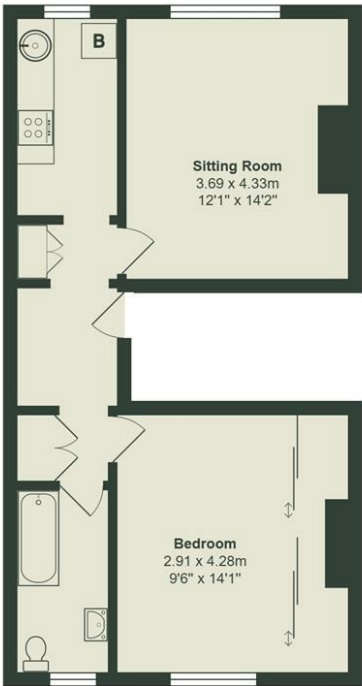
Council Tax

City of Bradford Metropolitan District Council Tax Band A.

Ilkley

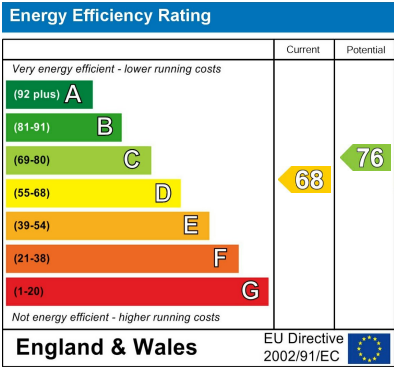
Voted The Sunday Times Best Place to Live in the UK 2022, Ilkley is renowned for its top schools, interesting independent shops and restaurants, its spectacular scenery and convenient rail links. Sports clubs offer excellent opportunities for young people and an energetic community spirit is at the heart of the town's high repute. Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley offers stunning natural beauty whilst still being a convenient base for the Leeds/Bradford/London commuter.

Floor plans



Total Area: 51.2 m² ... 551 ft²

All measurements are approximate and for display purposes only.
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