Tivoli Place | | Ilkley | LS29 8SU

£139,950

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Key features

- Central Ilkley position
- Smart one bedroomed apartment
- Recently re carpeted and re decorated
- Lovely views towards the Cow & Calf Rocks.
- Band A Council Tax
- No Chain
- Newly installed boiler with a 5-year guarantee

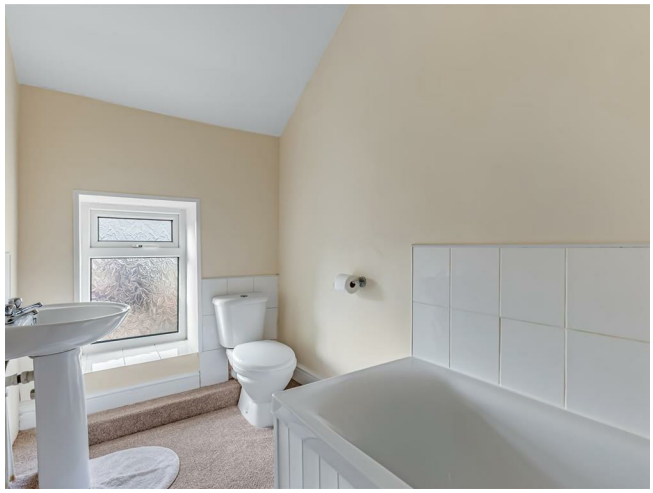
Description

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 which houses the newly-fitted boiler, while the well-proportioned sitting room offers comfortable living space. A double bedroom with fitted wardrobes and a bathroom compete the flat.

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. The kitchen also houses the newly-installed boiler, which has a 5-year guarantee.

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.

FIRE
BLANKET

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.

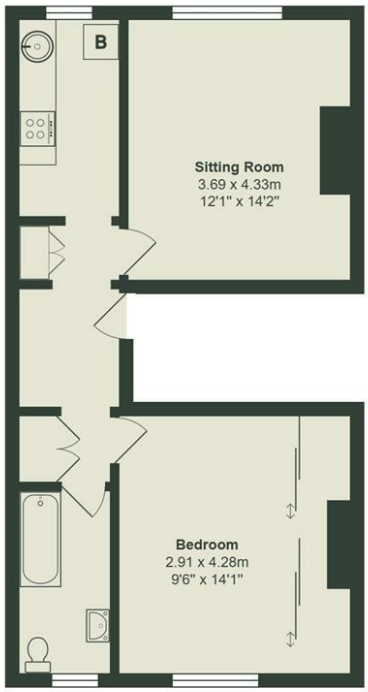
Ilkley
Voted The Sunday Times Best Place to Live in the UK 2022, Ilkley is renowned for its top schools, interesting independent shops and restaurants, its spectacular scenery and convenient rail links. Sports clubs offer excellent opportunities for young people and an energetic community spirit is at 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.

Offer Acceptance & AML Regulations
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.
Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.
Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.

Mobile Signal/Coverage
The mobile signal/coverage in this area can be verified via the following link: https://checker.ofcom.org.uk/en-gb/mobile-coverage

Please Note
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

Floor plans



Total Area: 51.2 m² ... 551 ft²

All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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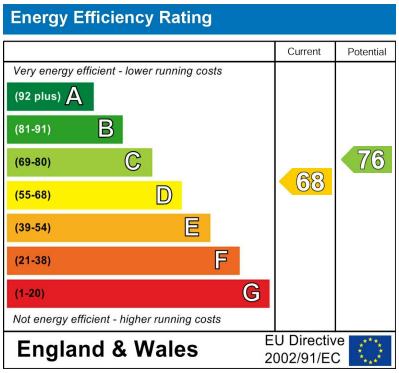

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