

# Harrison Robinson

Estate Agents



**20 Listers Court Cunliffe Road, Ilkley, LS29 9DZ**

**£219,950**

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## GROUND FLOOR

### Communal Entrance

A covered entrance with secure double doors opening into the communal entrance hall. Stairs and lift lead to the upper floors. Access to residents' lounge, kitchen and laundry room.

### Private Entrance Hall

A solid timber door opens into an entrance hall with doors leading into a spacious lounge, a modern shower room, two bedrooms and useful storage cupboards. ideal for coats and shoes. Carpeted flooring, radiator.

### Lounge

19'9" x 11'6" (6.04 x 3.51)

A good sized lounge with two large double glazed windows, carpeted flooring and two radiators. Coal effect electric fire with marble hearth and timber surround, ample room for comfortable furniture. Archway to:

### Kitchen

11'5" x 7'10" (3.50 x 2.39)

A very well presented modern kitchen fitted with a range of cream coloured base and wall units with stainless steel handles, complementary laminate worksurfaces and attractive metro tiling to splashbacks. Integrated appliances include two, Neff electric ovens, fridge/freezer, dishwasher and four ring electric hob with extractor over. Inset sink and drainer with chrome mixer tap. Tile effect vinyl flooring, ceiling lights.

### Bedroom One

16'4" x 9'0" (4.98 x 2.75)

A lovely double bedroom with large, double glazed window, carpeted flooring and radiator. Fitted with a range of high quality wardrobes, cupboards and drawers providing excellent storage.

### Bedroom Two

13'10" x 6'2" (4.22 x 1.90)

A second good sized bedroom with carpeted flooring, double glazed window and radiator.

### WC Shower Room

Well presented modern shower room with low level W.C., pedestal handbasin with chrome taps and tiled splashback and separate shower cubicle with thermostatic shower, neutral wall tiling and fixed glazed screen. Wall mounted, mirror fronted vanity cupboard, ceiling light, extractor, tile effect vinyl flooring.

## OUTSIDE

### Communal Grounds

Residents can enjoy the use of the beautifully maintained, communal grounds.

### Parking

There is a communal car park for the use of residents.

## NOTES

We are advised by our vendor that there is the remainder of a 189 year lease from 14th September 1994.

There is a peppercorn ground rent.

The service charge is £296.42 per month to include: building insurance, external window cleaning, water charges, communal lighting, cleaning, maintenance of external areas (communal gardens & parking areas), security (door entry system, servicing & maintaining the lift, external lighting & alarm system).


## UTILITIES AND SERVICES

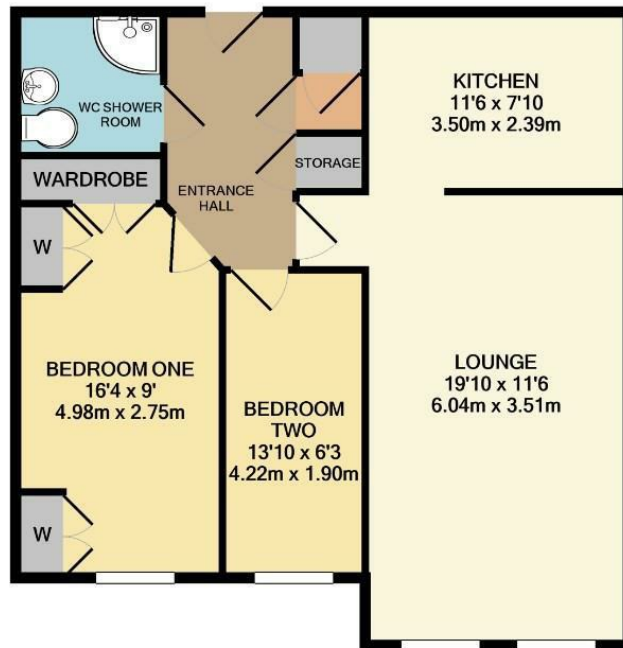
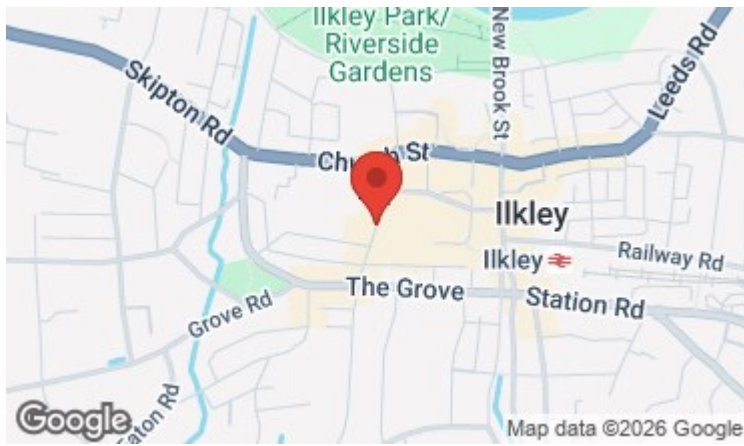
The property benefits from mains gas, electricity and drainage. There is Ultrafast Fibre Broadband shown to be available to the property.

Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



- **\*\*\*No Onward Chain\*\*\***
- Immaculately Presented Ground Floor Apartment
- Two Bedrooms, The Master Having Fitted Wardrobes
- Well Presented Kitchen With Integrated Appliances
- Modern Three Piece Shower Room
- Well Maintained Communal Grounds
- Convenient Central Ilkley Location
- Off Street Residents' Parking
- Walking Distance To Ilkley Amenities
- Council Tax Band E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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TOTAL APPROX. FLOOR AREA 695 SQ.FT. (64.5 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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