

Harrison Robinson

Estate Agents



Flat 2, 24 Tivoli Place, Ilkley, LS29 8SU

Guide Price £178,000

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GROUND FLOOR

Private Entrance Hall

A solid timber entrance door with decorative glazed transom light opens into a smartly presented, welcoming entrance hall. Dark wood flooring, open into kitchen. Doors lead into the great sized lounge, well presented cloakroom/W.C. and spacious double bedroom with shower.

Lounge

17'10" x 14'0" (5.44 x 4.27)

A generously proportioned lounge with fireplace with timber surround, tiled back and hearth. A large, timber framed bay window with secondary glazing allows ample natural light and enjoys lovely views. Newly carpeted flooring, radiator, picture rail, decorative coving. There is ample room for comfortable furniture and a dining table.

Kitchen

9'6" x 5'10" (2.90 x 1.79)

A well appointed, smartly presented kitchen fitted with a range of white base and wall units with complementary worksurfaces and upstands with red splashbacks. Appliances include electric oven and two ring electric hob, under counter fridge and washer/dryer. Grey, inset sink with chrome mixer tap, continuation of the dark wood flooring, radiator. An opening into the lounge makes this a sociable space when entertaining friends and family.

Bedroom

18'0" x 10'6" (5.49 x 3.22)

A generously proportioned double bedroom with timber framed bay window with secondary glazing affording wonderful, long distance, Wharfe Valley views. A fitted cupboard houses the gas central heating boiler. Carpeted flooring, radiator, coving. A folding door opens to:

Shower

A fully tiled shower enclosure with electric shower and sliding glazed screen. Dark wood flooring, extractor.

Cloakroom / W.C.

With low level W.C. and large, pedestal handbasin with chrome mixer tap. Neutral floor and wall tiling to half height. Chrome, ladder style, heated towel rail, glass shelving.

OUTSIDE

Allocated Parking

The apartment benefits from a numbered, allocated parking space in the small, adjacent residents' car park.

Single Garage

15'1" x 9'11" (4.62 x 3.04)

The apartment benefits from a single garage with up and over door and lighting, providing additional parking or useful storage. Please note we are advised that the garage is on a separate lease to the apartment and was purchased in 2021.

NOTES AND TENURE

We are advised by our client that the property is leasehold with a share of the freehold with the remainder of a 999 year lease from 1985.

The service charge is £1,080 per annum including buildings insurance, external painting and general repairs.

There is no ground rent.

Pets are allowed.

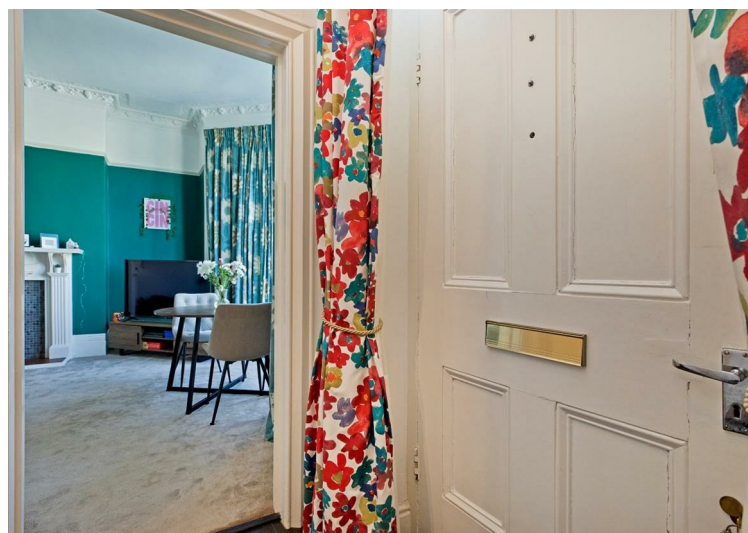
There is a clause in the lease which says the apartment cannot be rented.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

There is Ultrafast Fibre Broadband shown to be available to this property.

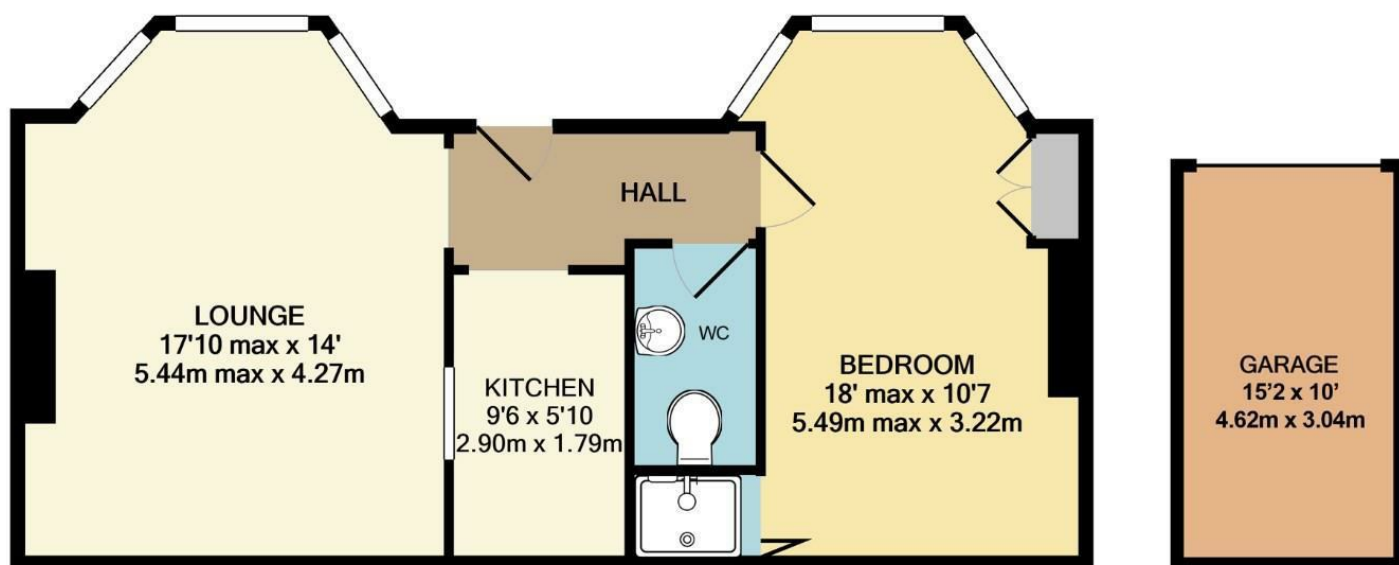
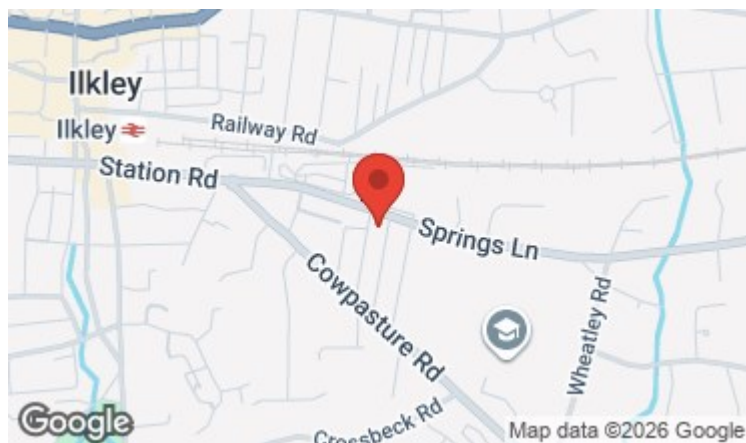
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



- ***No Onward Chain***
- One Bedroom Characterful Upper Ground Floor Apartment
- Modern Fitted Kitchen
- Spacious Lounge With Bay Window
- Double Bedroom With Bay Window Enjoying Long Distance Views
- Well Presented Cloakroom/ W.C.
- Separate Shower Off Bedroom
- Single Garage And Allocated Parking Space
- Walking Distance To Ilkley Centre
- Council Tax Band B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 533 SQ.FT. (49.5 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.

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