Harrison Robinson

Estate Agents

Flat 1, 7 Wilton Road, Ilkley, LS29 9PG

£380,000

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GROUND FLOOR

Communal Entrance

A heavy timber door with decorative transom light and side window opens into a small entrance hall where stairs lead to the upper floor apartment. A half glazed timber door with side window opens into the large, dining hall.

Dining Hall

19'10" x 12'2" (6.05 x 3.71)

One cannot fail to be impressed at the space on offer on entering this lovely apartment. This is a wonderful space, flexible in use, with doors leading into the principal rooms. Carpeted flooring, two radiators., recessed storage cupboard. Decorative high ceilings and coving add to the grandeur and feeling of space.

Lounge

19'6" x 16'0" (5.96 x 4.88)

A room of generous proportions with double glazed bay window and side window allowing ample natural light. A fireplace and hearth houses a coal effect gas fire, creating a lovely focal point to this room. Carpeted flooring, radiator. Decorative ceiling and coving.

Breakfast Kitchen

15'7" x 12'0" (4.77 x 3.66)

A recently fitted, beautifully presented kitchen with Shaker style base and wall units with stainless steel handles, Quartz worksurfaces and wall tiling to splashbacks. There is a peninsula providing seating for two people. Appliances include electric oven, microwave, electric hob with extractor over, dishwasher and fridge freezer. An inset sink with chrome mixer tap sits beneath a double glazed window to the rear. Vinyl flooring, radiator. Door to stone steps providing a storage area. An archway leads through to:

Utility Room

5'3" x 4'7" (1.62 x 1.42)

A most useful utility area to the rear of the apartment with fitted cupboards matching the kitchen, space and plumbing for a washing machine and sink with chrome mixer tap set in a worksurface beneath a double glazed window. Wall mounted, gas central heating boiler, continuation of the vinyl flooring.

Cloakroom

With low level w/c and wall hung hand basin with chrome taps. Wall tiling to half height.

Bedroom One

17'1" x 16'0" (5.23 x 4.88)

A large double bedroom with bay window to the rear allowing an abundance of natural light. Carpeted flooring, three radiators, picture rail, coving and beautiful, decorative ceiling.

Bedroom Two

21'11" x 12'0" (6.70 x 3.66)

A second, good sized double bedroom to the front elevation with tall double glazed windows, carpeted flooring and radiator. Picture rail, coving, decorative ceiling.

Shower Room

With low level w/c, handbasin with chrome mixer tap set in a vanity unit and shower cubicle with electric shower and glazed door. Neutral wall tiling, radiator, vinyl flooring, two, obscure glazed windows.

OUTSIDE

Garden

The apartment enjoys a private, paved, south facing patio area to the front elevation behind low stone walling and hedging. Ample space for outdoor furniture.

Parking

The apartment benefits from two parking spaces to the rear.

UTILITIES AND SERVICES

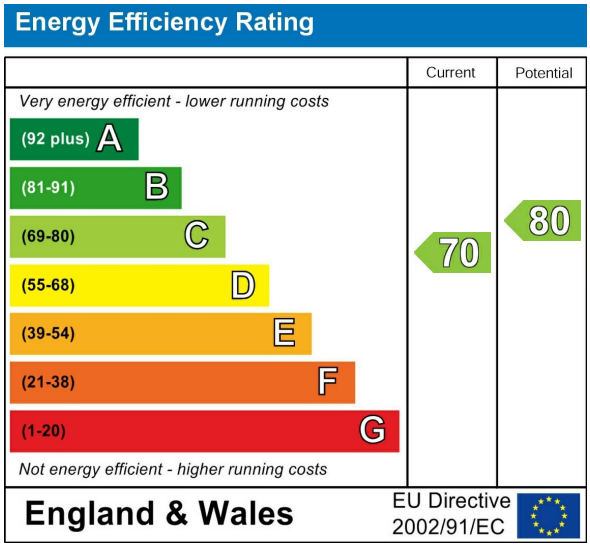
The property benefits from mains gas, electricity and drainage.
There is Ultrafast Fibre Broadband shown to be available to this property.
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

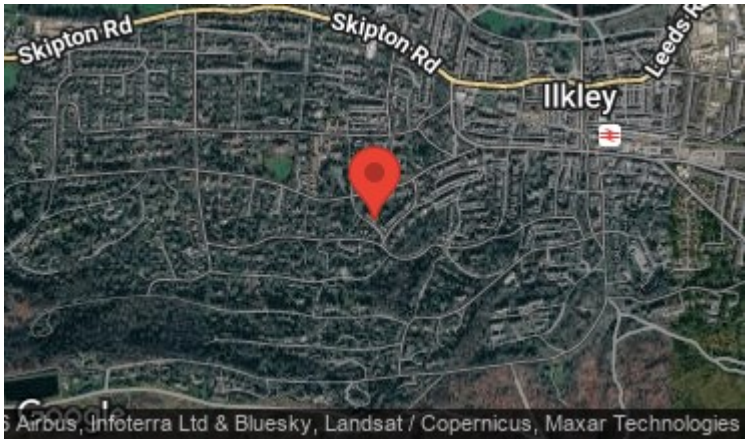
TENURE

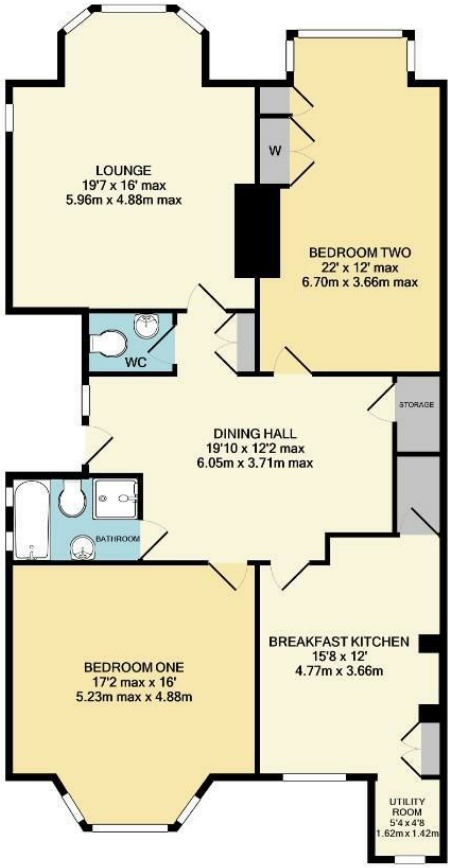
We are advised by our vendor that the apartment is leasehold with the remainder of a 999 year lease from 1988.
The service charge is £70 per month which includes buildings insurance, window cleaning and gardening with a peppercorn ground rent of £1 per annum.
Pets are allowed with agreement from the Freeholder.

Tel: 01943 968 086

- ***No Onward Chain***
- Spacious Two Double Bedroom Ground Floor Apartment
- Beautiful Character Features
- Generously Proportioned Rooms
- Brand New Shaker Style Kitchen
- Separate Utility Area
- Lovely Long Distance Views
- Separate W.C
- Walking Distance To Town Centre And Train Station
- Council Tax Band C







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TOTAL APPROX. FLOOR AREA 1300 SQ.FT. (120.7 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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