

# Harrison Robinson

Estate Agents



**Flat 10 Hillside Court 2 Crossbeck Road, Ilkley, LS29 9TF**

**Price Guide £257,500**

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# Flat 10 Hillside Court 2 Crossbeck Road, Ilkley, LS29 9TF

## Price Guide £257,500



### GROUND FLOOR

#### Communal Entrance Hall

A communal entrance door to the rear of the building opens into the communal entrance hall where stairs lead to the upper floors of the building.

### FIRST FLOOR

#### Private Entrance Hall

The entrance door of apartment 10 opens into a welcoming hallway where doors open into the principal rooms. Carpeted flooring, radiator, room for an item of furniture. This is a lovely spot to welcome family and friends.

#### Lounge / Dining Room

15'8" x 12'9" (4.78 x 3.91)

A generously proportioned, dual aspect lounge with tall windows affording fabulous long distance views and allowing an abundance of natural light. With carpeted flooring, two radiators, space for a dining table and comfortable furniture this is a fabulous relaxing room.

#### Breakfast Kitchen

10'11" x 7'4" (3.33 x 2.26)

Well presented with a range of cream, Shaker style base and wall units with stainless steel handles, complementary worksurfaces and tiled splashbacks. Appliances include electric oven, four ring gas hob with extractor over, space and plumbing for a washing machine and fridge freezer. A stainless steel sink and drainer with chrome mixer tap sits beneath two, tall, double glazed windows enjoying a lovely view of Ilkley Moor. Laminate flooring, radiator, space for a small dining table or breakfast bar making this a lovely, sociable room.

#### Bedroom One

16'6" x 13'3" (5.05 x 4.06)

A spacious double bedroom with two, tall, double glazed windows enjoying wonderful views over Ilkley. Carpeted flooring, radiator, two recessed wardrobes providing excellent storage.

#### En Suite Shower Room

A spacious, en suite shower room with low level W.C., pedestal handbasin with chrome taps and shower cubicle with electric shower, glazed doors and wall tiling. Vinyl flooring, extractor.

#### Bedroom Two

12'4" x 10'11" (3.76 x 3.33)

A second double bedroom with two, tall double glazed windows enjoying a delightful, leafy outlook to the side of Hillside Court. Carpeted flooring, radiator.

#### Bathroom

With low level W.C., pedestal handbasin with chrome taps with wall mounted, mirror fronted vanity cupboard and panel bath with telephone style shower attachment and glazed screen. Neutral wall tiling with decorative border, vinyl flooring, radiator, extractor.

### OUTSIDE

#### Communal Grounds

Hillside Court is set in well maintained grounds for the residents' enjoyment with lawned areas with attractive borders and planting and a paved patio area to the rear. The building has low stone walling and smart railings to one side.

#### Parking

There is ample off road parking in the grounds of Hillside Court for the residents.

### NOTES

We are advised by our vendor that the property is leasehold with a share of the freehold with the remainder of a 125 year lease from 2005.

The service charge is £1,000 per annum to include buildings insurance and window cleaning.


Pets are not allowed.

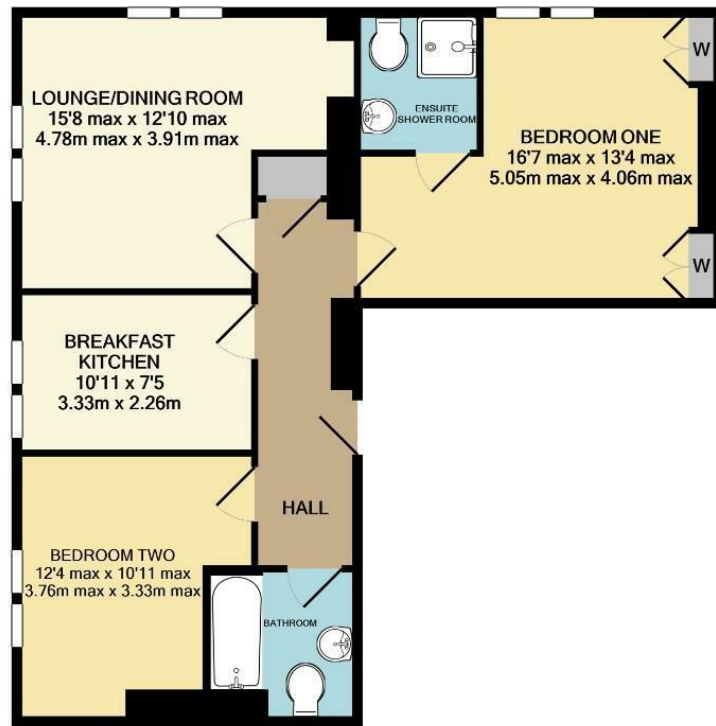
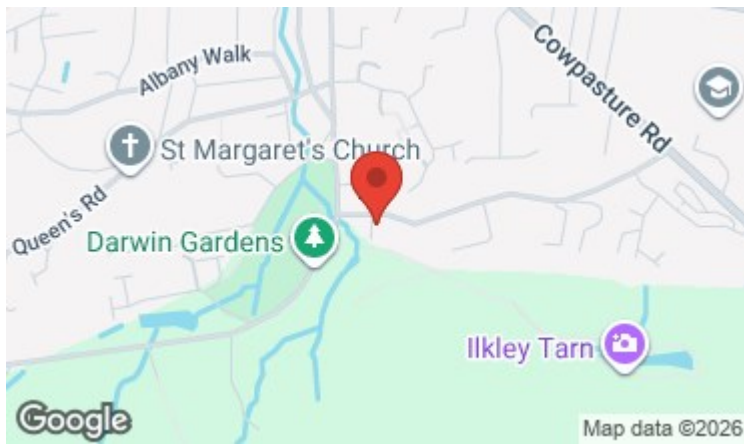
### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage. Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



- \*\*\*No Onward Chain\*\*\*
- Delightful Two Double Bedroom First Floor Apartment
- Beautiful Long Distance Views
- Two Bathrooms, One Being En Suite
- Well Appointed Breakfast Kitchen
- Recently Decorated Throughout With Newly Fitted Carpets
- Residents' Car Parking Available
- Walking Distance To Central Ilkley
- Ilkley Moor Walks On The Doorstep
- Council Tax Band C

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>76</b>	<b>79</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 	



TOTAL APPROX. FLOOR AREA 706 SQ.FT. (65.5 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.