

# Harrison Robinson

Estate Agents



**1 Bridge Lane, Ilkley, LS29 9HL**

**Price Guide £350,000**

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# 1 Bridge Lane, Ilkley, LS29 9HL

## Price Guide £350,000



### GROUND FLOOR

#### Entrance Hall

A composite entrance door opens into a hallway with oak panelled doors opening into the principal rooms. There is a useful storage cupboard for shoes and coats.

#### Dining Kitchen

16'0" x 14'6" (4.89 x 4.44)

Wow, a fabulous open plan space, extended by the current owners with bifolds opening out to a private, west facing lawned garden. The kitchen is fitted with a range of Shaker style cabinetry with a range of integrated appliances including electric oven, electric hob with extractor over, fridge freezer and dishwasher incorporating a handy peninsula unit with cupboards beneath. There is space for a dining table, if desired. The lounge area enjoys a good degree of natural light courtesy of the bifolding doors and there is room for comfortable furniture. This is a most sociable space to enjoy time with family and friends.

#### Lounge

17'4" x 8'7" (5.29 x 2.62)

#### Bedroom One

11'1" x 10'8" (3.38 x 3.27)

A double bedroom to the front of the property with carpeted flooring, double glazed window and radiator. Recessed wardrobe.

#### Bedroom Two

11'1" x 9'8" (3.38 x 2.97)

A second bedroom, again to the front of the property enjoying a lovely view over the grassy area, with carpeted flooring, radiator and recessed wardrobe.

#### Bathroom

Very well presented with low level W.C., handbasin with chrome mixer tap and panel bath with thermostatic shower, glazed screen and attractive tiling to walls and floor. Chrome, ladder style heated towel rail, extractor, recessed spotlights.

#### Utility Room

With space and plumbing for a washing machine and tumble dryer housing the gas central heating boiler. Obscure double glazed window.

### OUTSIDE

#### Private Garden

One rarely finds an apartment so close to the centre of town enjoying such a delightful, private garden. Mainly laid to lawn with a beautiful paved area, ideal for outdoor furniture and alfresco dining this really is a lovely spot to enjoy the afternoon and evening sunshine. Outdoor lighting, outdoor tap. A paved pathway leads round the side of the property to the front of the building.

#### Parking

There is off road parking available close to the property on a first come first served basis. There is also permit parking available on nearby roads.

### NOTES AND TENURE

We are advised by our vendor that the apartment is leasehold with the remainder of a 999 year lease from 1st January 2024.

There is currently no service charge or ground rent.

The owners of Flat 1 pay a quarter share of the buildings insurance and external building maintenance costs.

### UTILITIES AND SERVICES


The property benefits from mains gas, electricity and drainage.

There is Ultrafast Fibre Broadband shown to be available to neighbouring properties, although not yet installed at this apartment.

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



- \*\*\*No Onward Chain\*\*\*
- Fully Renovated Two Bedroom Ground Floor Apartment
- Extended To Rear
- Private West Facing Garden
- Contemporary Dining Kitchen With Integrated Appliances
- Two Double Bedrooms
- Fabulous Central Ilkley Location
- Parking Available
- Walking Distance To Town Centre And Train Station
- Council Tax Band B

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>79</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 	



GROUND FLOOR  
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA: 704 sq.ft. (65.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.