Harrison Robinson

Estate Agents



16 Priestley Court Railway Road, Ilkley, LS29 8UU

£199,950

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GROUND FLOOR

Communal Entrance
The apartment, situated on the first floor of Priestley Court ,is accessed via a spacious communal entrance with voice entry system, carpeted flooring, neutral décor and handrail. Lift access to all floors.

FIRST FLOOR

Private Entrance Hall
The entrance door opens to a spacious entrance hall with carpeted flooring, electric heater and doors to the lounge, double bedroom and shower room. There is a useful, deep utility cupboard with plumbing, housing the washing machine, consumer unit, air purifying unit and water heater.

Lounge / Dining Room
19'11" x 10'3" (6.09 x 3.13)
A good sized lounge with carpeted flooring, electric heater and double glazed French doors opening to a Juliet balcony with delightful views up to Ilkley Moor and over the communal gardens.

Kitchen
7'10" x 6'11" (2.39 x 2.13)
A very well presented, modern kitchen fitted with a range of gloss cabinetry with stainless steel handles, complementary worksurfaces and upstands incorporating a range of integrated appliances, including Neff electric oven and microwave, fridge freezer and four ring, electric hob with stainless steel extractor over and glass splashback. Neutral floor tiles, extractor, stainless steel sink and drainer with chrome mixer tap beneath a double glazed window enjoying a lovely aspect over the communal garden to the rear and up to Ilkley Moor.

Bedroom
13'5" x 12'5" (4.09 x 3.81)
A very spacious double bedroom to the rear of the apartment with carpeted flooring, electric heater and double glazed windows, again enjoying the lovely view over the garden and up to the Moor. Door into:

Walk-In Wardrobe
A spacious, walk-in wardrobe fitted with shelves and hanging rails providing excellent storage. Carpeted flooring, sensor ceiling lights.

WC / Shower Room
Very well presented with low-level W.C. with concealed cistern, handbasin with chrome mixer tap set in useful vanity cupboards with a wall mounted mirrored vanity unit over and large, walk-in shower with thermostatic drench shower plus additional shower attachment and fixed, glazed screen. Chrome, ladder style, heated towel rail, wall mounted electric heater, neutral, attractive wall and floor tiling, spotlights, extractor.

COMMUNAL AREAS
The property benefits from the use of the manicured, communal grounds with paved seating areas and benches set on well maintained areas of lawn.

Sun Terrace
Priestley Court also has a fabulous rooftop sun terrace, where one can relax and enjoy the fantastic views. There is a large drawing room with comfortable seating for residents to enjoy.

OUTSIDE

Allocated Parking Space
There is an allocated parking space in the car park.

NOTES AND TENURE
We are advised by our vendor that there is the remainder of a 999 year lease from June 2017.
The current service charge is £231.53 per month with an annual ground rent of £425 which is paid in two instalments of £212.50 in January and June to include maintenance of all communal areas and gardens.
Pets are allowed at the discretion of the managers.

UTILITIES AND SERVICES
The property benefits from mains 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.

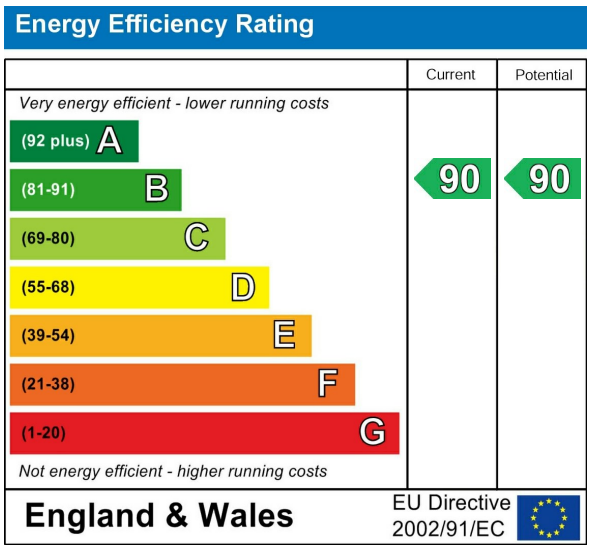






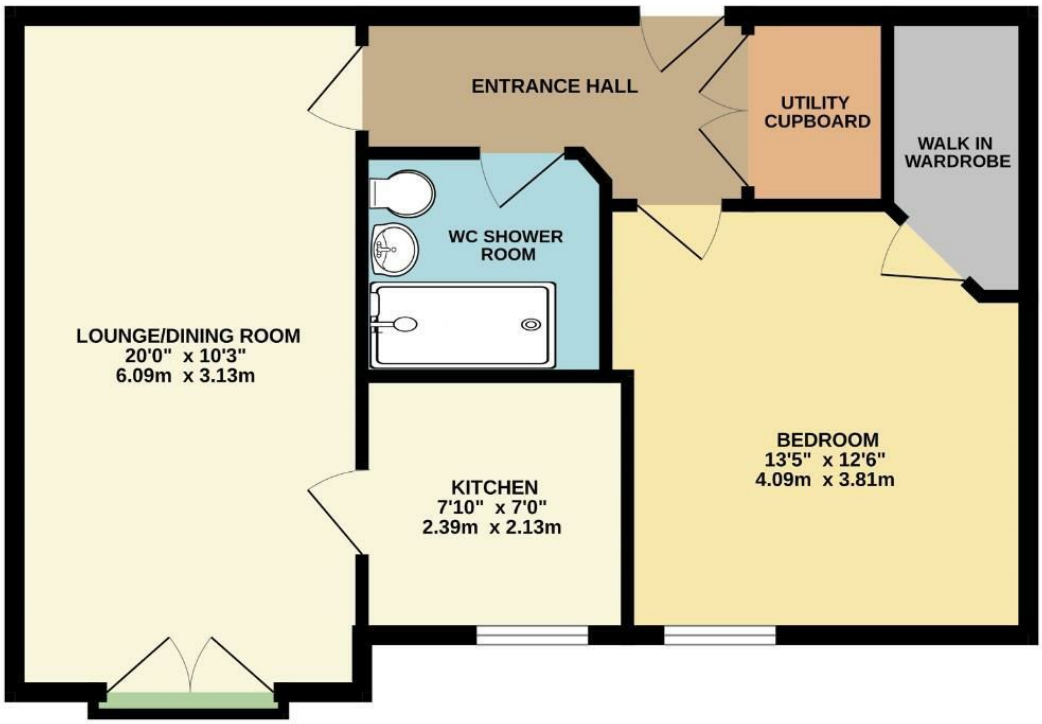


- ***No Onward Chain***
- One Bedroom First Floor Apartment With Lift Access
- Lovely Views Of Ilkley Moor To The Rear
- Neutral Decor Throughout
- Spacious Lounge With Juliet Balcony
- Immaculate Modern Kitchen
- Well Presented Shower Room
- Spacious Double Bedroom With Walk-In Wardrobe
- Walking Distance To Central Ilkley
- Council Tax Band C









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TOTAL FLOOR AREA : 565 sq.ft. (52.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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