



## 6 Castle Gate, Ilkley, LS29 8DF Offers in the region of £250,000

Situated in a convenient and well-established residential location, this spacious two-bedroom flat offers well-proportioned accommodation ideal for first-time buyers, downsizers, investors or those seeking easy, low-maintenance living. Benefitting from a garage and practical internal layout, the property presents an excellent opportunity to personalise and modernise to suit individual tastes.

The accommodation briefly comprises a welcoming entrance hall providing access to all principal rooms. There is a generous lounge offering ample space for both relaxing and entertaining, while the breakfast kitchen is fitted with a range of units and provides room for casual dining.

There are two spacious double bedrooms, both offering excellent proportions, with the principal bedroom benefitting from fitted wardrobes/storage. A shower room/WC completes the internal accommodation, while additional storage cupboards add further practicality.

Externally, the property benefits from communal grounds together with a separate garage providing secure parking or useful storage.

Located close to local amenities, transport links and everyday conveniences, this flat offers a fantastic opportunity for buyers looking for comfortable living with scope to add value.

Early viewing is highly recommended.



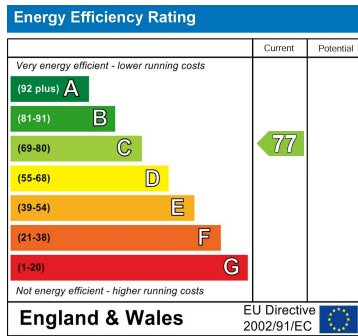
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1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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**Leasehold Information**

900 + years remaining on the lease  
 Ground rent: n/a  
 Maintenance charge: £1500 per year

This information is provided by the vendor and should be verified during the conveyancing process.



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