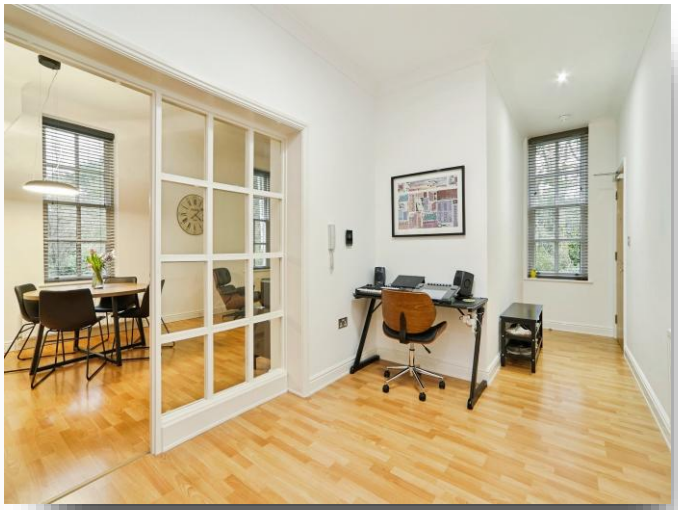


Jill Kilner Drive,Burley In Wharfedale Ilkley LS29 7SQ

william h brown

welcome to

Jill Kilner Drive, Burley In Wharfedale Ilkley

A STYLISH first-floor apartment within a sympathetically renovated PERIOD BUILDING, blending the old with modern seamlessly. Beautifully presented with two double bedrooms, including a master with en suite and walk-in closet. Set in the prestigious Scalbor Park with parking and communal gardens.

Hallway
The hallway offers generous space and can easily be used as a home office, ideal for anyone working remotely.

Lounge/Diner
This generously sized, light-filled room benefits from dual-aspect windows that provide excellent natural illumination. It offers ample space for furniture as well as a table and chairs.

Kitchen
A modern kitchen offering a range of wall and base units with work surfaces incorporating a sink, drainer and hob with extractor above and a tiled splashback. Integrated appliances include an oven, fridge, freezer, dishwasher and there is space for a washing machine.

Bedroom One
A good size double bedroom with access to an en suite shower room and walk in closet with fitted wardrobes.

En Suite
Fitted with a three piece suite comprising a shower cubicle, hand basin and wc.

Bedroom Two
A double bedroom with space for free standing furniture.

Bathroom
Fitted with a three piece suite comprising a bath, hand basin and wc.

Outside
Externally there is an allocated parking space and access to well maintained communal gardens.

Agents Notes
1, Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

2, There is a Right of Way through the downstairs hallway.

Greenbelt Fee
There is an extra Greenbelt Fee of £350 pa

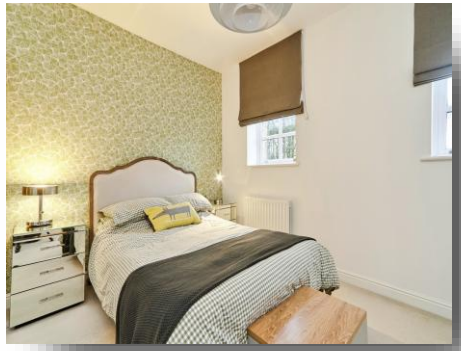
welcome to

Jill Kilner Drive, Burley In Wharfedale Ilkley

- TWO DOUBLE BEDROOM STYLISH FIRST FLOOR APARTMENT
- BEAUTIFULLY PRESENTED THROUGHOUT
- MASTER WITH EN SUITE & WALK IN CLOSET
- ALLOCATED PARKING
- WELL MAINTAINED COMMUNAL GARDENS

Tenure: Leasehold EPC Rating: C
Council Tax Band: D Service Charge: 4000.00
Ground Rent: 122.50

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YEA107349

The Property Ombudsman

Property Ref:
YEA107349 - 0006

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.