



Flat 3

8 Wilton Road | | Ilkley | LS29 9PG

Asking price £289,500

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WHITE**
Trusted Estate Agents

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Ilkley | LS29 9PG

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A spacious purpose built first floor apartment located in a mature and popular neighbourhood within a short and comfortable walk of Ilkley town centre. The property is well appointed and includes a spacious dual aspect sitting room, a fitted kitchen with integrated appliances, two double bedrooms and a bathroom with a modern white suite. A garage is included with the property.

- Spacious First Floor Apartment
- Mature Setting In Highly Regarded Neighbourhood
- Short Walk To Ilkley Town Centre
- 999 Years Leasehold
- Spacious Sitting Room
- Fitted Kitchen
- 2 Double Bedrooms & Bathroom
- Single Garage
- Council Tax Band D
- EPC Rating Awaited

GROUND FLOOR

Communal Reception Hall

With staircase access to the first floor.

FIRST FLOOR

Private Reception Hall

14'0" x 4'6" (max) (4.27m x 1.37m (max))

With recessed spotlights and access to the roof void above.

Sitting Room

16'6" x 15'6" (5.03m x 4.72m)

A bright and airy room with windows to two sides. Marble fireplace with an electric fire. Laminate floor and moulded ceiling cornice. Two wall lights.

Kitchen

12'5" x 7'4" (3.78m x 2.24m)

With a stainless steel sink unit and a range of fitted base and wall units incorporating cupboards, drawers and heat resistant work surfaces. Gas cooker, fitted fridge and freezer and an integrated automatic washer. Laminate floor and recessed spotlights. Broom cupboard which also houses a wall mounted gas central heating boiler.



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Bedroom 1

13'7" x 10'7" (4.14m x 3.23m)

With views to the rear. Wall light.

Bedroom 2

13'4" x 9'7" (4.06m x 2.92m)

With views to the front. Wall light.

Bathroom

With a white suite comprising a panelled bath, shower cubicle, low suite wc and a pedestal wash basin. Chrome heated towel rail. Fitted wall mirror and a shaver point.

OUTSIDE

Garage

There is a single garage, being one of a row of four situated to the rear of Wilton House.

Gardens

Wilton House stands within mature gardens.

Ilkley

Voted The Sunday Times Best Place to Live in the UK 2022, Ilkley is renowned for its top schools, interesting independent shops and restaurants, its spectacular scenery and convenient rail links. Sports clubs offer excellent opportunities for young people and an energetic community spirit is at the heart of the town's high repute. Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley offers stunning natural beauty whilst still being a convenient base for the Leeds/Bradford/London commuter.

Council Tax

City of Bradford Metropolitan District Council Tax Band D

Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Offer Acceptance & AML Regulations

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.

Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.

Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

Service Charge

We are informed by the current service charge is £40.00 per month and includes garden maintenance and cleaning of the common parts. In addition we are advised an annual payment is made in respect of buildings insurance which for the current year was £200.00.

Tenure

We are informed by the client that the property is Leasehold for a term of 999 years from 1 January 1971.



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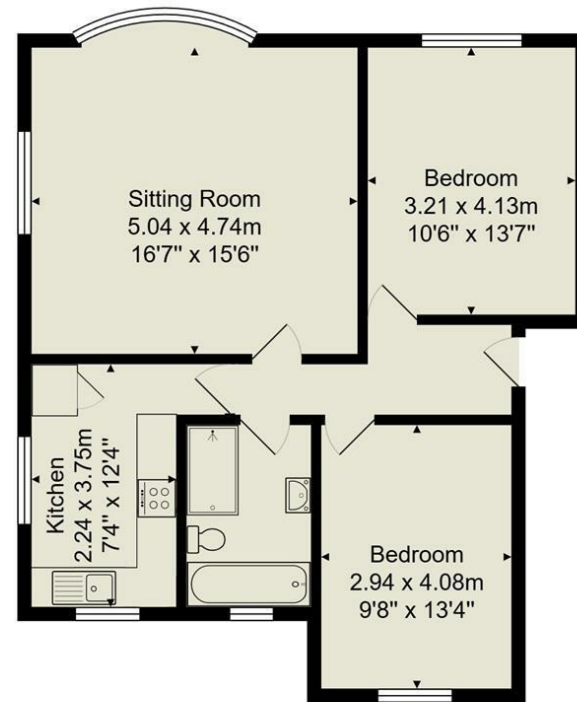
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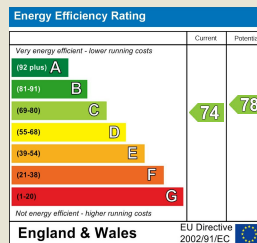
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Total Area: 72.7 m² ... 783 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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