

# Harrison Robinson

Estate Agents



**Apt 1, 17 Low Beck, Ilkley, LS29 8UN**

**Guide Price £175,000**



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### GROUND FLOOR

#### Communal Entrance Hall

A spacious, welcoming communal entrance hall with entry phone system and a storage cupboard for the use of the residents.

#### Private Entrance Hall

A door opens into the 'L' shaped reception hall with doors leading into the principal rooms. Carpeted flooring, radiator.

#### Lounge

19'0" x 14'5" (5.8 x 4.4)

A generously proportioned lounge with double glazed bay window to the front elevation. Carpeted flooring, radiator, ample room for comfortable furniture. Feature fireplace with timber surround, marble inset and hearth housing an electric fire.

#### Kitchen

9'10" x 9'2" (3.0 x 2.8)

Fitted with a range of base and wall units with stainless steel handles, complementary worksurfaces and tiled splashbacks. Integral appliances include electric oven, four ring electric hob with stainless steel extractor over and washing machine. Space for a freestanding fridge freezer. One and a half bowl stainless steel sink and drainer with chrome mixer tap beneath a double glazed window to the side elevation. Under cabinet lighting, laminate flooring.

#### Bedroom One

15'8" x 9'10" (4.8 x 3.0)

A good sized double bedroom to the rear elevation with double glazed French doors leading out to the communal garden where there is a small patio area and large, lawned area. Carpeted flooring, radiator.

#### Bedroom Two

12'1" x 8'10" (3.7 x 2.7)

A second double bedroom to the rear of the apartment. Double glazed window overlooking the communal garden, carpeted flooring, radiator.

#### Bathroom

Well presented with a three-piece white suite comprising low level w/c, pedestal handbasin with chrome mixer tap and panel bath with thermostatic shower over. White wall tiling, radiator, vinyl flooring. Cupboard housing the Heatrae Sadia electric boiler, shaver point.

### OUTSIDE

#### Communal Garden

A lawned communal garden to the rear of the building is for the enjoyment of the residents. There is a small patio area outside the French doors in bedroom one.

#### Allocated Parking

The property has the benefit of one allocated parking space to the front of the building.

### TENURE

We are advised by our client that the apartment is leasehold with the remainder of a 125 year lease from 2003.

The service charge is £1,840 per annum, £920 paid twice yearly, to include buildings insurance and maintenance of the communal areas.

The ground rent is £150 per annum.

### UTILITIES AND SERVICES


The property benefits from mains electricity and drainage.

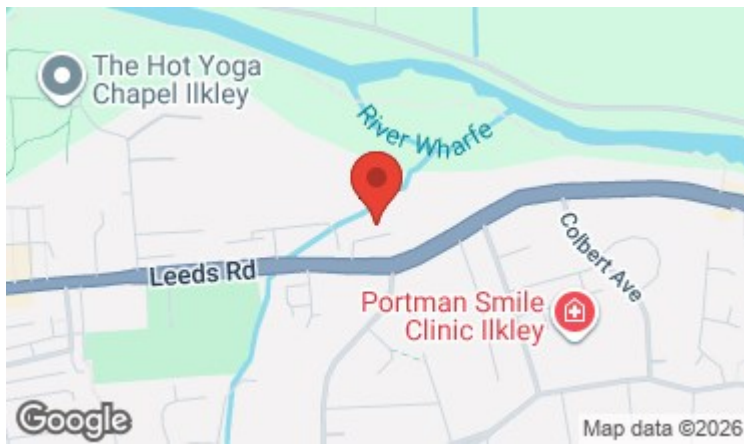
Ultrafast Fibre Broadband is shown to be available to this property.

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



- Two Double Bedroom Ground Floor Apartment
- Generous Lounge With Bay Window
- Modern Kitchen and Bathroom
- French Doors From Bedroom To Communal Garden
- Neutral Decor Throughout
- One Allocated Parking Space Close To Entrance Door
- Walking Distance To Train Station And Ilkley Centre
- Close To Riverside Walks
- Council Tax Band C

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>		70	71
(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 	



TOTAL APPROX. FLOOR AREA 729 SQ. FT. (67.7 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.