

# Harrison Robinson

Estate Agents



**6 Priestley Court Railway Road, Ilkley, LS29 8UU**

**Guide Price £399,000**

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### GROUND FLOOR

#### Private Entrance Hall

A smart, solid wooden door opens into a spacious, welcoming hallway with carpeted flooring, wall mounted, electric heater, downlighting and doors leading into all the principal rooms, including a utility/storage cupboard with space and plumbing for a washing machine and tumble dryer. Wall mounted, controlled, entry system.

#### Lounge

17'3" x 11'9" (5.28 x 3.59)

A large, bright and airy, dual aspect sitting room benefitting from uPVC, double glazed patio doors with tall, side windows leading out onto the covered, heated patio affording wonderful, far reaching, countryside views and also up to the iconic Cow and Calf Rocks. One can imagine enjoying a morning coffee here. A further, double glazed window to the side elevation allows natural light to flood in. Carpeted flooring, wall mounted heater. Room for a dining table, sofa and armchair. Carpeting, TV point. A further door opens into:

#### Kitchen

7'9" x 7'0" (2.38 x 2.14)

A beautifully appointed, contemporary style kitchen, fitted with a range of high gloss, wall and base units with stainless steel handles and contrasting grey worksurfaces and upstands. High quality integral appliances include a fridge freezer, electric oven and microwave, induction hob with glass splashback and stainless steel extractor hood. A stainless steel sink and drainer with chrome, mixer tap sits beneath a double glazed window with fitted, slatted blind looking out to the communal grounds. Large, stone effect, floor tiling, low level spotlights to base units and undercabinet lighting. Wall mounted heater.

#### Master Bedroom

17'3" x 9'10" (5.26 x 3.00)

A lovely, spacious, double bedroom benefitting from a large, walk-in wardrobe providing generous storage with plenty of hanging space. Carpeted flooring, wall mounted heater, TV point and uPVC, double glazed window to side elevation. Door into:

#### Ensuite Shower Room

A well appointed shower room with large, walk-in shower with chrome, drench shower plus additional, adjustable shower attachment with glass screen. A hand basin with chrome mixer tap sits in a vanity cupboard and incorporates a useful shelf with backlit, mirrored cabinet over. Low level w/c with concealed cistern and chrome flush. Chrome, ladder style, heated towel rail, large, neutral floor and wall tiling.

#### Bedroom Two

13'3" x 9'1" (4.06 x 2.79)

A second double bedroom benefitting from stylish, contemporary, floor to ceiling fitted wardrobes. uPVC, double glazed window, carpeted flooring and wall mounted heater.

#### Bathroom

A further, modern, shower room off the entrance hall with corner shower with drench shower and additional shower attachment and curved glazed door. Low level w/c with concealed cistern and chrome flush with shelf over, hand basin with chrome mixer tap set in a white vanity unit with mirrored, vanity cupboard above with built in lighting. Neutral floor and wall tiling, wall mounted fan.

### OUTSIDE

#### Patio Area

This fabulous, ground floor apartment benefits from direct access through double glazed French doors onto a spacious, flagged, covered patio area with room for outdoor furniture and plant pots. This is a wonderful environment in which to sit and relax enjoying the communal grounds and peace and quiet. A fixed, glazed screen provides an element of privacy and an outdoor heater is a welcoming addition.

#### Communal Spaces And Roof Terrace

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

### NOTES

We are advised by our clients that the apartment is leasehold with the remainder of a 999 year lease from 2020.

The current annual service charge is £4,124.64, which is £343.72 per month to include maintenance of all communal areas and gardens.

The ground rent is £495 per annum paid in two equal instalments.

Pets are allowed at the discretion of the managers.

### UTILITIES AND SERVICES


The property benefits from mains electricity and drainage.

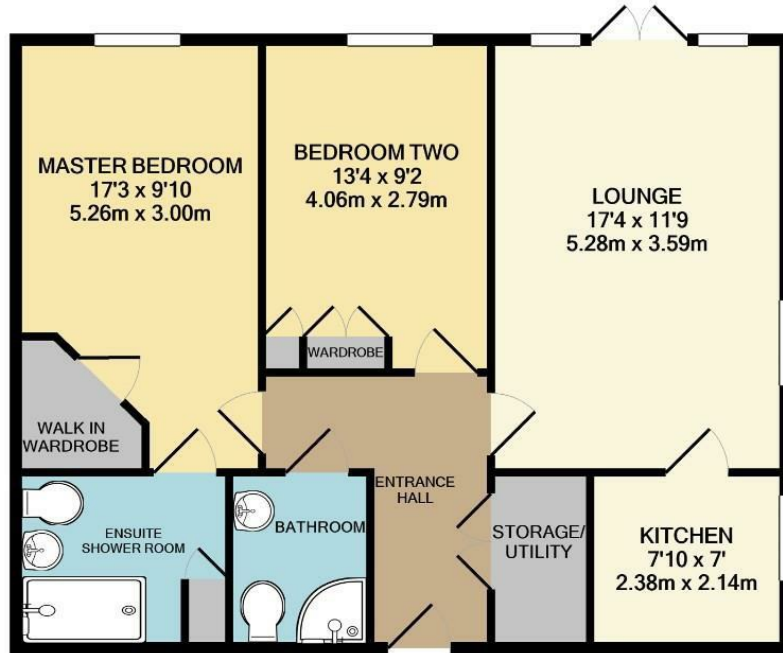
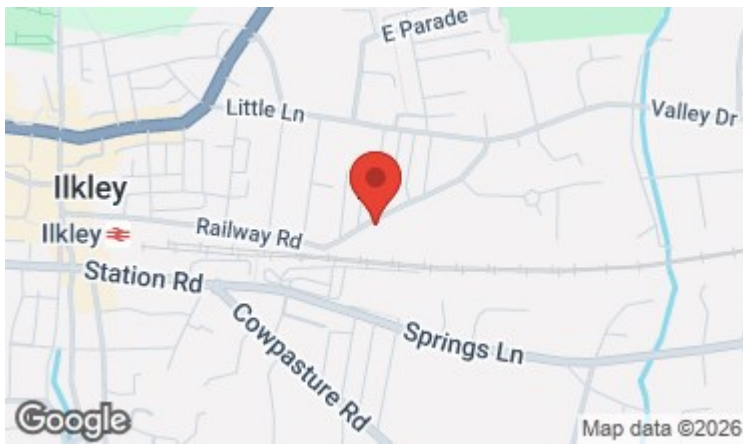
There is Ultrafast Fibre Broadband shown to be available to this property.

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



- \*\*\*No Onward Chain\*\*\*
- Two Bedroom, Two Bathroom Ground Floor Apartment
- Delightful Patio Area To Rear
- Immaculate Presentation Throughout
- Bought As The Original Show Apartment in Priestley Court
- Fitted Wardrobes In Bedroom Two With Walk-In Wardrobe in Bedroom One
- Communal Lounge, Roof Terrace And Gardens
- Walking Distance To Central Ilkley
- Council Tax Band D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(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 	



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TOTAL APPROX. FLOOR AREA 749 SQ.FT. (69.6 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



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