Harrison Robinson

Estate Agents



Flat 3 Belle Vue Court, 6 Belle Vue, Ilkley, LS29 8TA

Price Guide £259,500

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GROUND FLOOR

Communal Entrance
Stone steps with handrail lead up to timber entrance doors to this impressive building opening into the communal entrance hall. A carpeted staircase with beautiful solid wood balustrade and wall panelling leads to the upper floors.

SECOND FLOOR

Private Entrance Hall
A half glazed timber door with transom light and side windows opens into a carpeted entrance hall. Doors from here lead into the principal rooms including a spacious lounge, kitchen, two double bedrooms and three-piece bathroom.

Lounge
20'0" x 15'1" (6.1 x 4.6)
A good sized, dual aspect lounge with solid wood flooring, radiator and large window to the front of the property affording fabulous, long distance views. A recently installed, double glazed window to the side elevation allows further natural light. A log burning stove on a stone hearth set in a wall with exposed stonework is a beautiful focal feature for this room. There is ample space for comfortable furniture and a dining table, if desired.

Kitchen
15'1" x 6'6" (4.6 x 2.0)
Fitted with a range of solid wood cabinetry with stainless steel handles, complementary worksurfaces and splashbacks, incorporating a handy breakfast bar with radiator beneath. Integrated appliances electric oven with gas hob and extractor over and fridge freezer. A Belfast sink sits beneath a window to the rear. Downlighting, slate flooring. Door into a cupboard housing the washing machine and wall mounted, gas central heating boiler.

Bedroom One
15'1" x 13'1" (4.6 x 4.0)
A generous double bedroom with carpeted flooring, double glazed window to rear and two radiators. There is ample room for bedroom furniture.

Bedroom Two
13'1" x 8'2" (4.0 x 2.5)
A second double bedroom to the rear with carpeted flooring, radiator and window to the rear. A recessed cupboard provides storage.

Bathroom
9'10" x 4'11" (3.0 x 1.5)
With low level w/c, pedestal handbasin with chrome taps and curved, panel bath with electric shower plus additional shower attachment, glazed screen and waterproof boarding. Tile effect wall tiling to half height, complementary floor tiles, white, ladder style heated towel rail, window to rear.

OUTSIDE

Communal Garden
To the rear one finds a South facing, communal, lawned garden for the sole use of the residents of 6 Belle Vue.

Parking
There is a spacious tarmacadam area to the rear providing off road parking.

TENURE
We are advised by the owner that the apartment is leasehold with the remainder of a 999 year lease from 2007.
The service charge is £1000 per annum, paid twice per year. Includes building insurance, window and communal parts cleaning and sinking fund contribution.
Ground rent is £25 per annum.

UTILITIES AND SERVICES
The property benefits from mains gas, electricity and drainage.
There is Ultrafast Full Fibre Broadband to the property.
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.

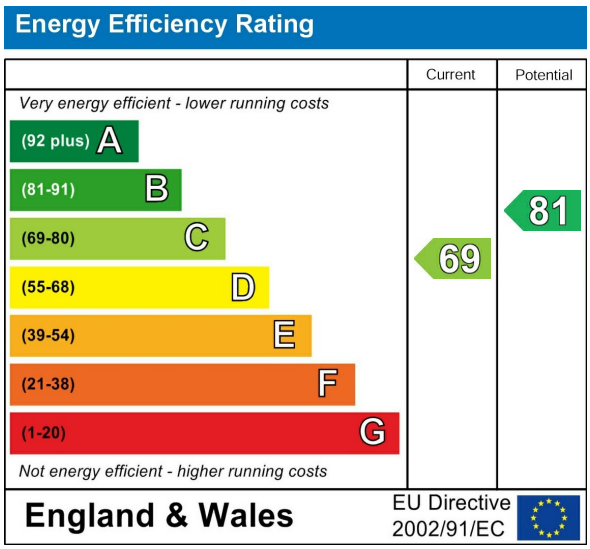


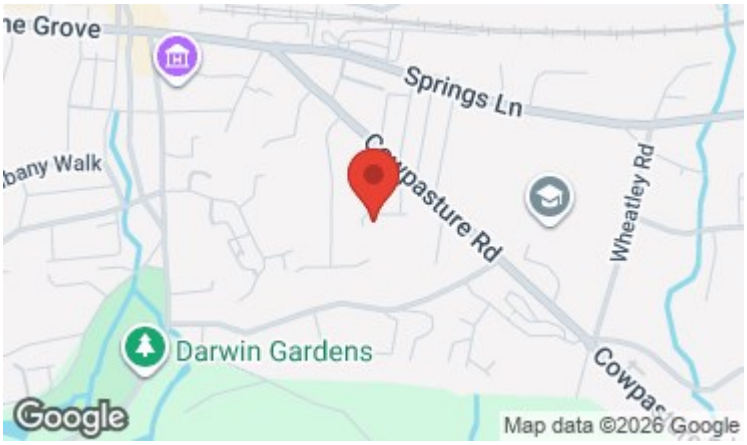




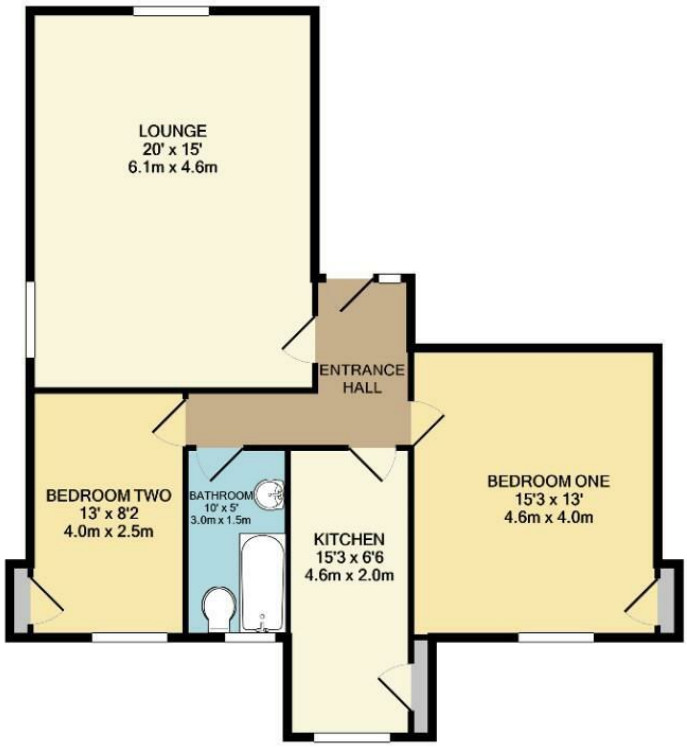


- Two Double Bedroom Second Floor Apartment
- Character Features
- Generously Proportioned Rooms
- Long Distance Views
- Communal Rear Garden
- Desirable and Elevated Location
- Walking Distance To Town Centre And Train Station
- Council Tax Band C









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TOTAL APPROX. FLOOR AREA 836 SQ.FT. (77.7 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

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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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