

Harrison Robinson

Estate Agents



Flat 2, 1 Tarn Villas, Cow Pasture Road, Ilkley, LS29 8RH

Guide Price £195,000

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Communal Entrance

Stone steps lead to a covered, timber entrance door opening to a small hall, where carpeted stairs with handrail lead up to the first and second floor apartments. A cupboard to the half landing belongs to the flat and provides useful storage.

Entrance Hall

A lovely entrance hall with carpeted flooring, deep skirtings and coving. A tall sash window to the front elevation affords lovely views and allows natural light. Doors open into the lounge, two bedrooms, shower room and separate W.C.

Lounge

16'0" x 14'1" (4.9 x 4.3)

A spacious lounge with carpeted flooring, radiator and two sash windows allowing ample natural light and enjoying lovely views over the communal garden. A stone fireplace and hearth is a focal feature to this room, currently housing an electric fire. There is ample room for comfortable furniture. Door into:

Dining Room

10'5" x 10'2" (3.2 x 3.1)

A second reception room with carpeted flooring and fitted cupboard, which would work well as a dining room. One could also remove the stud wall between this room and the kitchen to create a breakfast kitchen. Open to:

Kitchen

10'5" x 4'11" (3.2 x 1.5)

With some fitted cupboards and worksurface with space for undercounter appliances. Stainless steel sink and drainer with chrome taps, wall tiling, vinyl flooring. A window enjoys wonderful views of Ilkley Moor.

W.C.

With low level W.C., radiator, laminate flooring and obscure glazed window.

Shower Room

9'6" x 5'10" (2.9 x 1.8)

With a traditional style, pedestal handbasin with chrome taps and shower cubicle with fixed glazed screen. Wall tiling, laminate flooring, sash window, radiator.

Bedroom One

14'9" x 12'1" (4.5 x 3.7)

A good sized double bedroom with carpeted flooring, radiator, fitted wardrobe and two sash windows enjoying moor views. The high ceilings accentuate the feeling of space.

Bedroom Two

11'9" x 5'6" (3.6 x 1.7)

A single bedroom with carpeted flooring, radiator and sash window enjoying long distance views.

OUTSIDE

Communal Gardens

Tarn Villas stands within impressive grounds with a delightful, communal garden which has been carefully landscaped and beautifully maintained for the residents' use. A timber shed belongs to the apartment and provides useful storage.

Garage

The apartment benefits from a single garage situated to the rear of the property and approached via a private, tree lined driveway.

Parking

There is parking for one vehicle in front of the garage.

NOTES AND TENURE

We are advised by our vendor that the property is leasehold with the remainder of a 999 year lease from 1990.

There is an annual service charge of £720 which is £60 per month. The buildings insurance is a separate payment. There is an annual ground rent of £5.

The property can be rented out however not as a short term holiday let.

Pets are allowed.

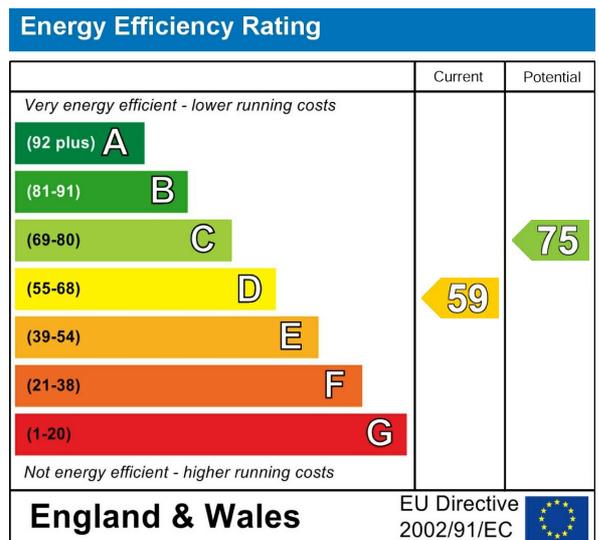
UTILITIES AND SERVICES

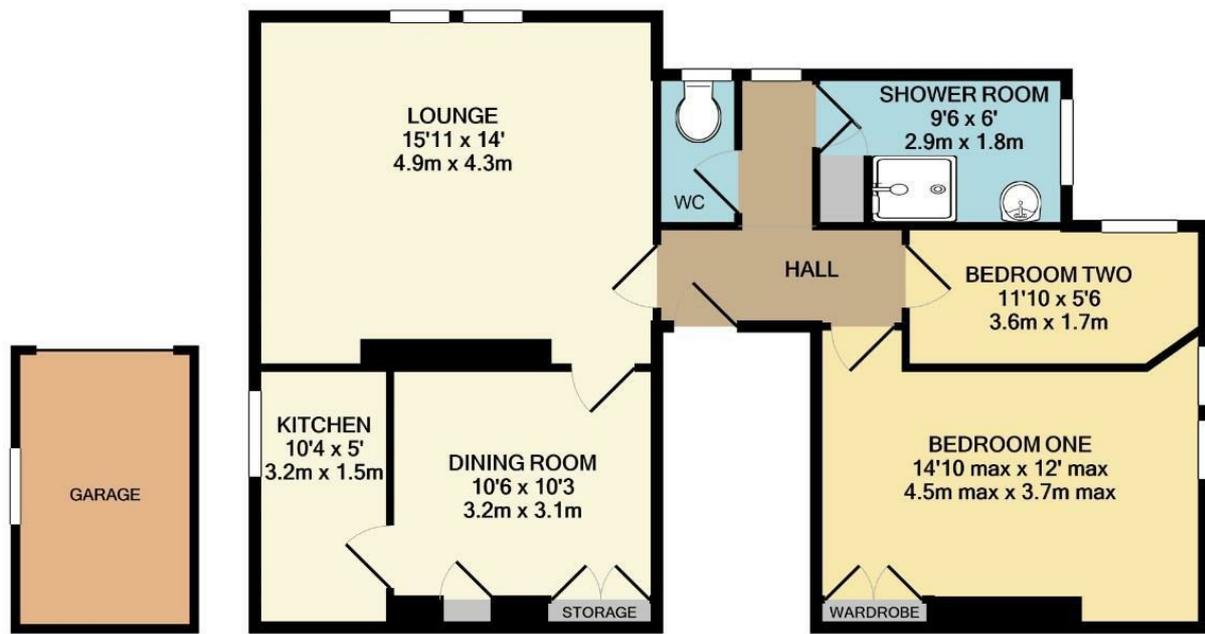
The property benefits from mains gas, electricity and drainage. Ultrafast Fibre Broadband is shown to be available to this property.

Broadband speeds and mobile 'phone coverage can be checked on the Mobile and Broadband Checker Ofcom website.



- ***No Onward Chain***
- Two Bedroom First Floor Apartment
- Two Reception Rooms
- Charming Original Features
- Exciting Opportunity To Modernise
- Wonderful Location Close To Ilkley Moor
- Walking Distance To Central Ilkley And Train Station
- Single Garage And Parking To Rear
- Use Of Beautiful Communal Gardens With Garden Shed
- Council Tax Band B





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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 737 SQ.FT. (68.4 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 firms employment has the authority to make or give any representation or warranty in respect of the property.