Church Street | Ilkley | LS29 9DR

Asking price £235,000

TRANMER WHITE
Trusted Estate Agents

29a Church Street |
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A spacious and beautifully presented maisonette apartment bursting with character and charm, providing two double bedroomed accommodation at the very heart of Ilkley town centre.

- Two Double Bedrooms
- Utility & Cloakroom
- Far Reaching Views
- Highly Appointed Dining Kitchen
- Secluded Yet Central Location
- Sizeable Sitting Room

With gas central heating, the accommodation comprises:

Ground Floor
Stone steps lead up to a private entrance.

First Floor

Entrance Hall
9'11 x 4'10 (3.02m x 1.47m)
Including and entrance door with leaded glass and a tiled floor.

Utility/Cloakroom
6'4 x 4'10 (1.93m x 1.47m)
Featuring a hand wash basin and w.c as well as plumbing for a washing machine and space for a dryer.

Enjoying a beautiful outlook towards Middleton, this sizeable home features a well-appointed dining kitchen and a generous sitting room with bay window.

Dining Kitchen

21'10 x 7'10 (6.65m x 2.39m)

A high quality, contemporary dining kitchen comprising a granite-topped island with a breakfast bar, oven and grill, induction hob with contemporary cooker hood over and an integrated slimline dishwasher. There is also an extensive range of fitted shelving with LED lighting and a Belfast sink. Other features include recessed spotlights, space for a fridge/freezer and a window to the rear elevation. The gas fired central heating boiler is housed within a cupboard.

Inner Hall

11'9 x 5'6 (3.58m x 1.68m)

With a useful understairs store cupboard.

Sitting Room

13'9 x 13'6 (4.19m x 4.11m)

Having characterful features such as a bay window with stained glass, cast iron fireplace with decorative tiled surround, ornate ceiling rose, ceiling coving and a picture rail.

Second Floor

Bedroom

13'8 x 13'6 (4.17m x 4.11m)

A generous bedroom having a bay window with stained glass and offering a delightful view over rooftops towards Middleton. Built in wardrobe, exposed beam and a loft hatch.

Bedroom

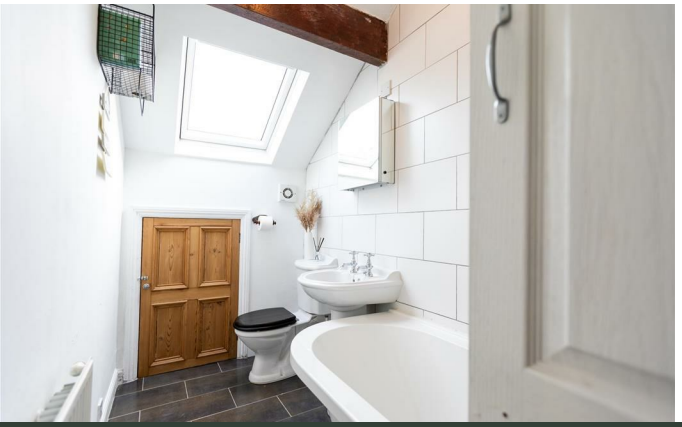
13'4 x 8'1 (4.06m x 2.46m)

With a built in wardrobe, exposed beam and a window to the rear elevation providing a pleasant outlook towards Ilkley Moor.

Bathroom

9'9 x 4'8 (2.97m x 1.42m)

Comprising a bath with rainfall shower over and additional shower attachment, hand wash basin and low suite w.c. Underfloor heating, exposed beam, useful under-eaves storage cupboard and a velux window.



Outside
A small tarmacadam area is positioned to the rear of the property.

Tenure
There is a 999 year lease from the 26th April 2022.

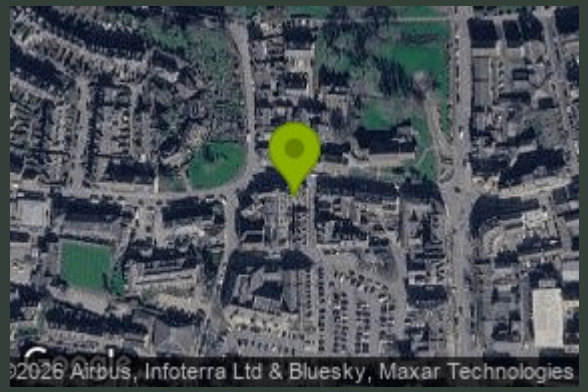
Service Charge
Costs are paid as and when the building requires maintenance/upkeep. Responsibility for repairs is split between each of the properties that form the building.

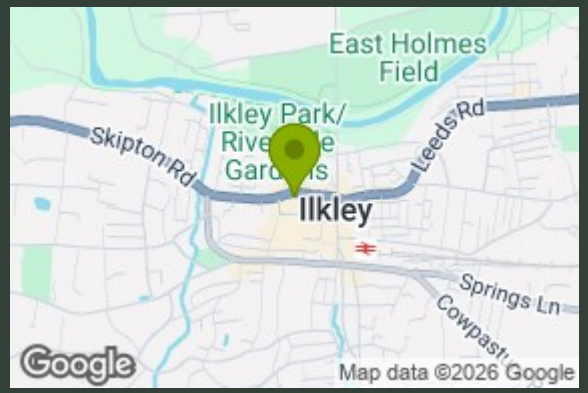
Please Note
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no 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.

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.

There are few apartments enjoying such a central location that boast over 1000 ft2 of accommodation.





Total Area: 94.1 m² ... 1013 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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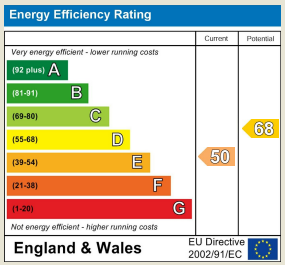

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