Apartment 3 Heberscliffe

Grove Road | | Ilkley | LS29 9QF

Offers in excess of £415,000

TRANMER WHITE
Trusted Estate Agents

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Offers in excess of £415,000

A superb two-bedroom apartment occupying a highly sought-after position just a level walk to the west side of Ilkley town centre.

Beautifully presented throughout, the apartment enjoys stunning long-distance views and offers spacious, well-planned accommodation. Positioned on the ground floor to the front and elevated to the rear, the property benefits from balconies that take full advantage of the picturesque outlook.

The accommodation briefly comprises a large open-plan living, dining and kitchen area, an inner hallway with utility room off, a generous principal double bedroom with en-suite facilities, a further double bedroom, and a contemporary house bathroom.

Approached via electric gates, the development benefits from two allocated parking spaces and attractive communal gardens.

- Luxury Apartment
- Two bedrooms
- Balcony with far reaching views
- Two parking spaces
- Open plan living space
- Principal with ensuite facilities and fitted furniture
- Electronic gated entry
- EPC rating B

A superb two-bedroom apartment occupying a highly sought-after position just a level walk to the west side of Ilkley town centre.

The accommodation has central heating and comprises:

Communal Entrance Hall

Living Room
14'7" x 17'1" (4.47 x 5.23)

Dining Room
13'6" x 22'2" (4.14 x 6.78)

Kitchen
8'7" x 12'11" (2.62 x 3.94)

Inner Hallway
24'0" x 4'7" (7.34 x 1.41)

Bedroom
13'3" x 19'3" (4.06 x 5.88)

Ensuite
8'11" x 5'1" (2.72 x 1.55)

Bedroom
10'7" x 12'0" (3.24 x 3.67)

Bathroom
8'11" x 6'2" (2.72 x 1.88)

Laundry Room

Balcony

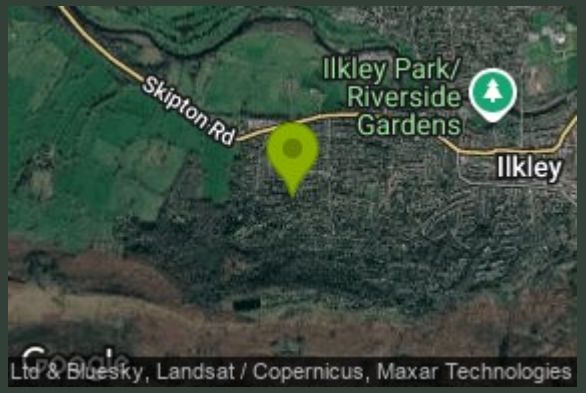
Outside

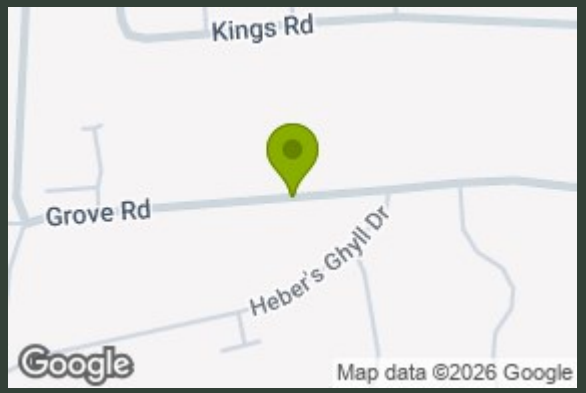
Please Note
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no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

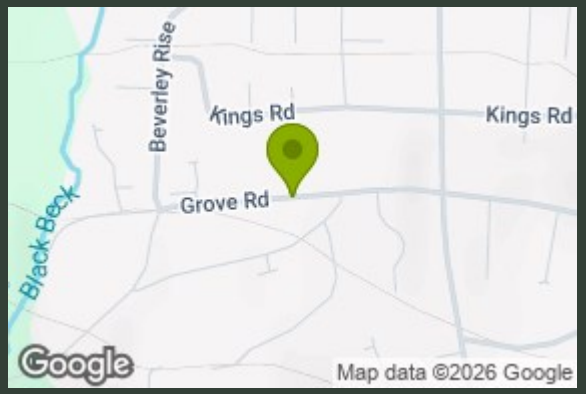
Mobile Signal/Coverage
The mobile signal/coverage in this area can be verified via the following link:
https://checker.ofcom.org.uk/en-gb/mobile-coverage

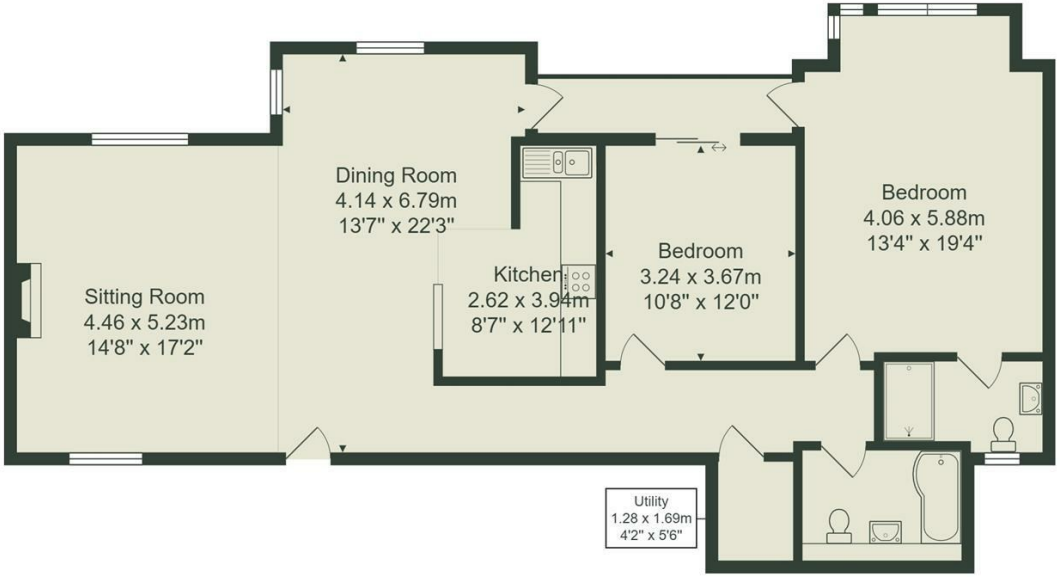
Offer Acceptance & AML Regulations
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, 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.

Tenure
We are informed by the client/s that the property is Leasehold with the 990 years left on the lease.
Service charge 350.00 per month. Ground rent £175 per annum.
We are advised that each flat owner has a share of the lease.









Total Area: 113.7 m² ... 1223 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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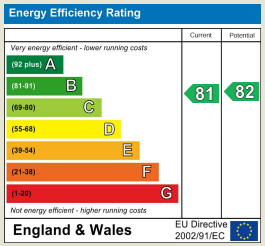

139 Bolling Road
Ben Rhydding
Ilkley
West Yorkshire
LS29 8PN
01943 661141
ilkley@tranmerwhite.co.uk
https://www.tranmerwhite.co.uk/