Harrison Robinson

Estate Agents

3 Warlbeck, Ilkley, LS29 9RH

Guide Price £595,000

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GROUND FLOOR

Communal Entrance
A communal entrance door opens into a spacious, beautifully presented entrance hall with practical floor matting, lovely, solid wood flooring and lift and stair access to the upper floors.

Private Entrance Porch
A smart, oak panelled entrance door opens into the private entrance porch of apartment number 3 with carpeted flooring and double glazed window allowing natural light. A timber door with glazed panes opens into the entrance hall.

Entrance Hall
A lovely, long entrance hallway with doors opening into the principal rooms. Carpeted flooring, radiator.

Storage Room
A good sized storage room with shelving, carpeted flooring providing storage and housing the combi boiler.

Utility Room / Cloakroom
A most useful room with hanging rail with shelf over and worksurface with with Miele condenser tumble dryer beneath. Carpeted flooring, ceiling light.

Lounge
16'4" x 16'0" (5 x 4.9)
A generously proportioned, light and airy lounge, beautifully presented with neutral carpeting, three, large double glazed windows allowing ample natural light and two radiators. A fireplace with timber surround, attractive tiling and marble hearth with electric stove is a lovely focal feature to this room. A uPVC, double glazed door leads out to the spacious, private, south facing patio.

Breakfast Kitchen
11'9" x 9'10" (3.6 x 3)
Immaculately presented with a wide range of cream, Shaker style cabinetry with oak handles, complementary worksurfaces and neutral tiling to splashbacks. Integrated appliances include Miele fridge freezer, Zanussi electric oven, four ring, electric Miele hob with extractor over, freestanding Miele washing machine and Miele dishwasher. There is also a large, very useful, pantry style cupboard with pull out shelving. A one and a half bowl inset sink with central mixer tap sits beneath double glazed windows to the side elevation. Smart, tile effect vinyl flooring, radiator. There is space for a dining table making this a lovely, sociable room.

Bedroom One / Dining Room
13'1" x 11'5" (4 x 3.5)
A large room, currently arranged as a dining room, with double glazed, uPVC, sliding patio doors with a fantastic view over the communal, lawned gardens. Carpeted flooring, radiator, corridor with floor to ceiling fitted wardrobes with sliding, mirror fronted doors in addition to a separate, fitted wardrobe. Door into:

En Suite
Well presented with low-level W.C., handbasin with chrome mixer tap set in a vanity unit and good sized shower cubicle with thermostatic shower, waterproof boarding to walls and curved glazed doors. A fitted cupboard with shelving provides excellent storage. Chrome, ladder style, heated towel rail. Neutral wall tiling, complementary, tile effect vinyl flooring, extractor.

Bedroom Two
11'9" x 11'5" (3.6 x 3.5)
A spacious, second double bedroom with carpeted flooring, radiator and double glazed window.

Shower Room
With low-level W.C., handbasin with central mixer tap set in a vanity cupboard and large Aquability shower cubicle with neutral wall tiling and sliding glazed door. Radiator, full wall tiling, extractor, smart, tile effect vinyl flooring.

OUTSIDE

Private Patio
The apartment benefits from a great sized, attractive, private south facing patio garden overlooking the communal areas and enjoying delightful leafy views. With Indian slate paving and ample room for outdoor comfortable furniture and flowering pots to sit and enjoy the peace and quiet and lovely views in the sunshine. Accessed from both the lounge and dining room / bedroom one. The communal grounds are beautifully maintained to be enjoyed by residents. There is visitor parking and a private gate, giving access onto Grove Road, making walking into central Ilkley easy.

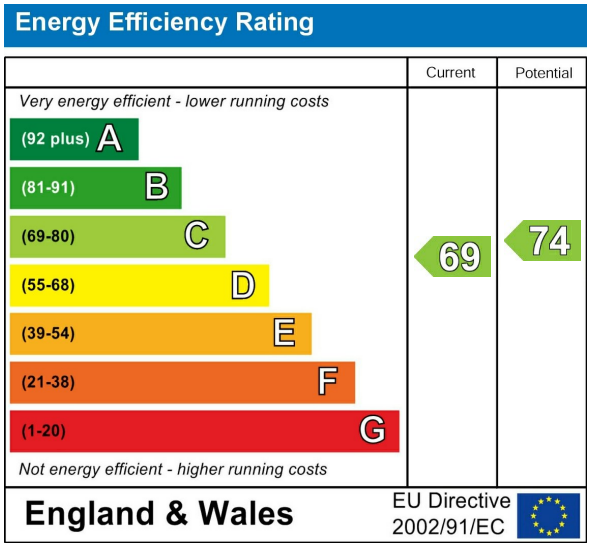
Garage
16'8" x 11'1" (5.1 x 3.4)
A single garage, close to the entrance door, with electric, up and over door, power and lighting providing excellent storage and parking.

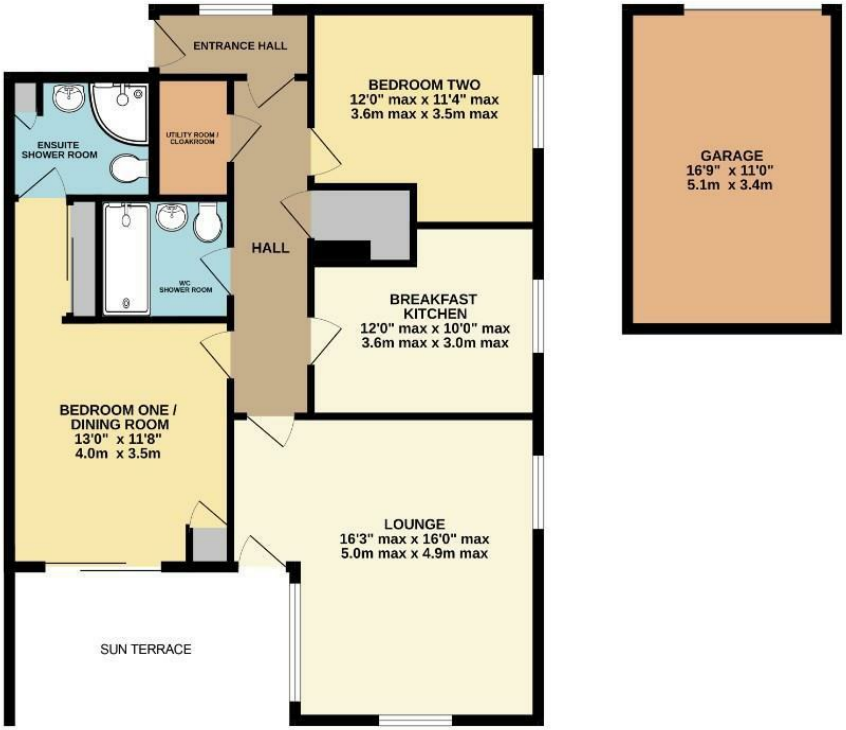
NOTES
We are advised by our vendor that the property is leasehold with a share of the freehold with the remainder of a 999 year lease from 1987.
The annual service charge is £3,355.38 paid annually in August to include buildings insurance and a ground rent of £25.
Pets are not allowed.

UTILITIES AND SERVICES
The property benefits from mains gas, 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.

Tel: 01943 968 086

- ***No Onward Chain***
- Two Double Bedroom Ground Floor Apartment
- Immaculately Presented Throughout
- Private South Facing Patio Garden
- Spacious Lounge With Access To Patio
- Very Well Presented Breakfast Kitchen
- En Suite Shower Room To Bedroom Two / Dining Room
- Single Garage With Electric Door And Power
- Walking Distance To Central Ilkley (With A Private Gate Giving Access Onto Grove Road)
- Council Tax Band E





GROUND FLOOR

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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 889 SQ.FT. (82.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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