Harrison Robinson

Estate Agents



25 Regency Court, Ilkley, LS29 9TE

Price Guide £225,000

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GROUND FLOOR

Private Hall
A light and airy entrance hall welcomes you once stepping into number 25 - a lovely, welcoming environment in which to greet family and friends with doors leading to the bedrooms and shower room. Laminate fooring, coving, radiator, intercom phone, downlighting and space to hang coats. Double doors open into:

Living Dining Kitchen
27'2" x 15'1" (8.3 x 4.6)
The dining area is flooded with natural light, courtesy of French doors opening directly onto the patio and surrounding gardens, complemented by a charming bay-style window. There is ample space for a dining table and chairs, creating a delightful setting for relaxed morning coffees or family dinners.
Flowing from the dining area, the spacious lounge is centred around an elegant feature fireplace with a stone-effect surround and mantel. This generously proportioned living space enjoys a wonderful outlook across the mature lawned gardens, with plenty of room for comfortable furnishings.
To the other side of the room is a contemporary U-shaped kitchen offering excellent workspace and storage. The kitchen features warm oak-effect cabinetry, elegant glass-fronted display units framing the extractor area, and sleek brushed-steel handles for a modern finish. Grey worktops wrap around the space to create an efficient layout, while a white tiled backsplash adds both practicality and style.
Additional details include recessed ceiling spotlights and subtle cove lighting, enhancing the warm and welcoming atmosphere of this wonderful home.

Bedroom One
15'1" x 9'10" (4.6 x 3.0)
A spacious, double bedroom with charming garden views from the two double glazed windows. Wooden flooring, radiator, mirrored fitted wardrobes and recessed ceiling spotlights.

Bedroom Two
11'9" x 9'6" (3.6 x 2.9)
A second, well-proportioned bedroom again with charming views from the double-glazed window, wooden flooring, and radiator.

WC Shower Room
A three-piece house bathroom with w/c wall mounted hand basin with chrome mixer tap, a spacious corner shower with glazed screening, chrome fittings and neutral wall tiling. A useful mirrored cabinet provides additional storage above the sink.

OUTSIDE

Gardens
Mature, communal gardens, beautifully planted and well-maintained grounds provide a tranquil environment for residents to enjoy.

Store
An external store provides storage.

Allocated Parking
The apartment benefits from an allocated parking space with plenty of visitor parking available.

NOTES
We are advised by our vendors that the apartment is leasehold with a share of the freehold with the remainder of 999 years from 1st January 1999.
The service charge is £2,810.50 per annum to include buildings insurance, cleaning and lighting of communal area, window cleaning, gardening and maintenance of the exterior of the building.
There is a peppercorn ground rent.
One small dog, cat or caged bird is permitted, any further pet requires consent.

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

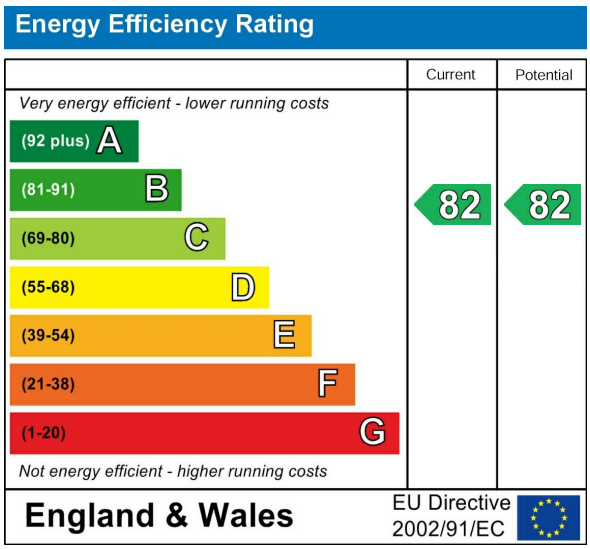






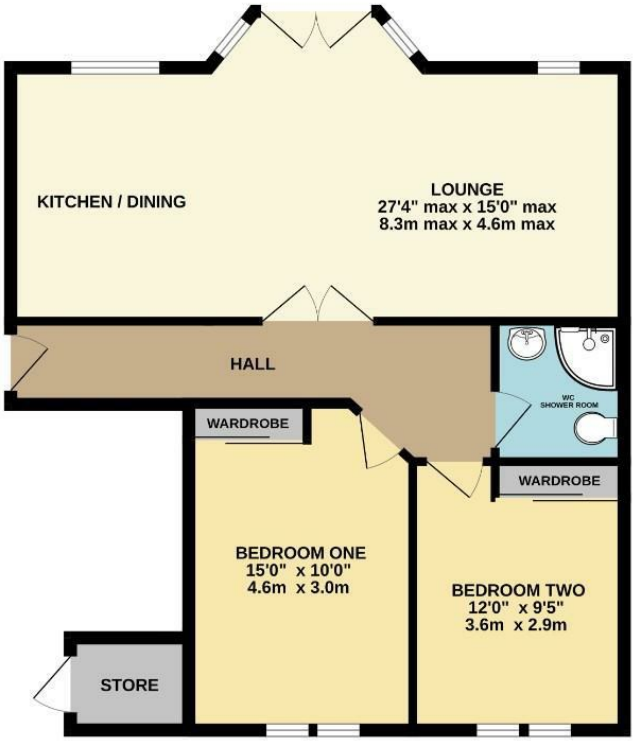


- ***No Onward Chain***
- Ground Floor Apartment
- Two Double Bedrooms
- Open Plan Living
- French Doors Opening Onto Patio Area
- Beautifully Presented
- Within Easy Reach Of Ilkley Moor & Town Centre
- Allocated Parking Space
- Ample Visitor Parking
- Council Tax Band E









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TOTAL APPROX. FLOOR AREA EXCLUDING STORE 712 SQ.FT. (66.1 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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