Harrison Robinson

Estate Agents

Flat 1, 6 Wells Walk, Ilkley, LS29 9LH

Guide Price £215,000

1 1 1 C

Flat 1, 6 Wells Walk, Ilkley, LS29 9LH
Guide Price £215,000

Lounge
15'8" x 15'1" (4.8 x 4.6)
A door with double glazed panes with double glazed side windows and smart, plantation shutters opens into a spacious and welcoming lounge area with a fitted kitchen to one side. Beautifully presented with a light and airy feel this is a great space for comfortable furniture where there is also space for a small dining table. Solid wood flooring, recessed ceiling lights, radiator. Feature fireplace with timber surround.

Kitchen Area
Very well presented with a range of Shaker style cabinetry with under cabinet lighting, gold coloured handles, complementary worksurfaces and attractive Metro tiling to splashbacks. Appliances include electric oven and hob with extractor over, dishwasher and under counter fridge. White, ceramic sink and drainer with mixer tap. This is a great space for cooking and entertaining.

Double Bedroom
14'5" x 10'2" (4.4 x 3.1)
A spacious double bedroom to the rear of the apartment with solid wood flooring, radiator, window and recessed ceiling lights. A solid door opens to the rear entrance hall leading in turn to a most useful storage area and utility room.

Walk in Wardrobe / Study
9'6" x 4'3" (2.9 x 1.3)
A great room, which would work well as a study, walk-in wardrobe or storage room. With carpeted flooring and recessed ceiling lights.

Bathroom
Smartly presented with low level W.C., pedestal handbasin with traditional style chrome taps and bath with thermostatic drench shower and additional shower attachment, folding glazed screen and black and white wall tiling. Black, ladder style heated towel rail, wall mounted, vanity cupboard, complementary floor tiles, recessed ceiling lights, extractor.

OUTSIDE

Utility Rooms
13'9" x 6'10" & 13'9" x 3'7" (4.2 x 2.1 & 4.2 x 1.1)
The property benefits from a great utility room to the rear with a range of fitted cupboards and space and plumbing for a washing machine, tumble dryer and additional appliances. Laminate flooring, wall mounted, gas central heating boiler, electric wall heater, window to rear.

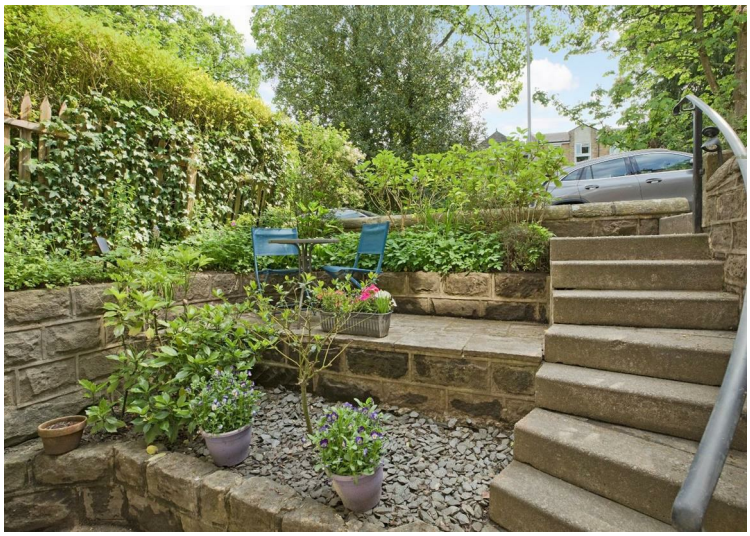
Private Garden
To the front of the property there is a small, charming garden with attractive planting and paved and gravelled areas with space for a bistro set. Stone steps lead down to the entrance door.

Communal Area To Rear
To the rear there is a communal tarmac area where a door gives access to a rear, communal entrance.

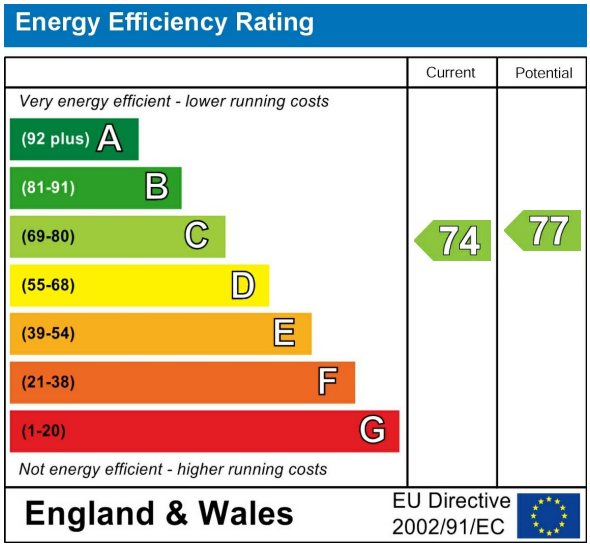
NOTES AND TENURE
We are advised by our vendors that the property is Leasehold with a 25% Share of the Freehold with the remainder of a 999 year lease from 1995.
The annual service charge is £660 to include buildings insurance and there is a Ground Rent of £50 per annum.
The property can be rented however cannot be let as a holiday let.
The management company is Wells Walk Management Co Ltd.

UTILITIES & 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*
- One Bedroom Garden Flat
- Immaculately Presented Throughout
- Open Plan Living Area
- Useful Separate Utility Room
- Charming Private Cottage Garden
- Very Close To Ilkley Centre
- Walking Distance To Train Staton
- Perfect For First Time Buyers Or As A Bolt Hole
- Council Tax Band A



Harrison Robinson
Estate Agents

N

TOTAL APPROX. FLOOR AREA 705 SQ.FT. (65.5 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.

Ilkley 126 Bolling Road, West Yorkshire, LS29 8PN
Tel: 01943 968 086 | Email: info@harrisonrobinson.co.uk
www.harrisonrobinson.co.uk