Harrison Robinson

Estate Agents



Flat 1, Gilstead, 17 Rupert Road, Ilkley, LS29 0AQ

£775,000

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GROUND FLOOR

Communal Entrance Hall
A covered entrance porch with tiled flooring leads to a sturdy half glazed entrance door leading into the smartly presented communal hallway.

Reception Hall
A heavy sturdy, panelled entrance door opens into the most charming and beautifully proportioned reception hall. Stunning, ornate cornicing, wooden panelling to half height and room for several items of furniture. An elegant fireplace housing an electric fire is a lovely, focal point and enhances the characterful ambiance of this wonderful environment in which to welcome friends and family. Carpeting and central heating thermostat. Two large cupboards cater amply for coats, shoes and other items.

Lounge/Dining Room
26'0" x 24'11" (7.93 x 7.61)
What a stunning reception room, which exudes the charm and elegance of a bygone era. Exquisite, original features such as ornate plasterwork to the walls, ceiling and fireplace and solid wooden parquet flooring. The beautiful, decorative fire surround with charming, marble hearth and fireback housing an electric fire is a wonderful feature. Ample room for several large sofas and armchairs and a large, family dining table. One's eyes are drawn to the double-glazed, leaded French doors flanked by two double-glazed, leaded side windows opening onto the magnificent private patio and gardens and affording the most spectacular views across the valley towards Ilkley Moor. Light floods in from this south facing elevation and the bright atmosphere is enhanced by the large, double-glazed bay window to the east facing aspect providing yet further idyllic, far reaching views. Three radiators, TV point. One would go a long way to find a more impressive reception space and yet this marvellous room still creates a homely and relaxing ambiance in spite of its grandeur and elegance.

Kitchen
13'8" x 10'3" (4.18 x 3.13)
A good-sized, modern, fitted kitchen, which has a charming, cottagey ambiance and is fitted with quality, cream cabinetry comprising of cupboards, drawers and glazed wall units providing ample storage. Complementary work surfaces over incorporating a ceramic one and a half bowl sink with traditional style tap. A black Rangemaster oven with six burner gas hob and extractor over takes pride of place. Further integrated appliances include a Bosch dishwasher and fridge/freezer. Coving and practical, coordinating tiled flooring. A timber framed, leaded, double-glazed window looks out over the driveway and garden to the front of the property and a further side window to the east facing aspect accentuates the light atmosphere.

Bedroom One
14'11" x 11'8" (4.57 x 3.56)
A most spacious principal bedroom has an ambiance of peace and tranquillity courtesy of the breath taking views through the double-glazed, leaded bay window over the private gardens and across the valley towards Ilkley Moor. Beautiful, matching fitted furniture include wardrobes, chest of drawers and bedside cabinets. Cornicing, carpeting and radiator.

Bedroom Two
13'1" x 10'2" (4.00 x 3.10)
A second great-sized double bedroom benefitting from stylish fitted wardrobes and two large windows that open onto the garden room and afford lovely views of the delightful garden beyond. Carpeting and radiator.

Garden Room
11'11" x 5'10" (3.64 x 1.79)
A superb addition to this stunning property is this lovely Garden Room accessed by a three quarter glazed, leaded door from the principal bedroom. A French door flanked by double-glazed panels opens onto the Yorkshire stone patio and allows the light to flood in whilst affording incredible garden and valley views. Amtico flooring and radiator.

Bathroom
A recently installed, meticulously appointed luxury four-piece bathroom comprising of a large walk-in shower with mains shower, separate hand held shower and glazed screen, a deep fill bath with wall mounted control, a traditional style vanity wash basin with mixer taps and a low-level w/c. Beautiful Italian tiles adorn the walls and blend perfectly with coordinating Amtico flooring with underfloor heating. Vertical, ladder, towel radiator, illuminated wall mirror, downlighting with dimmer switch and extractor fan. A timber framed double-glazed, leaded window with opaque glazing allows for ample natural light. A floor to ceiling, deep cupboard affords plentiful storage for towels and linen.

LOWER GROUND FLOOR

Study Area / Further Sitting Room
15'10" x 15'1" (4.83 x 4.60)
A half-glazed door from the kitchen opens onto a carpeted return staircase leading down to the lower ground floor. This wonderful apartment just keeps on giving! An external door provides easy access to this lower floor making it suitable for a dependent relative to have separate accommodation if required, having a light and airy feel courtesy of windows in all rooms. The staircase leads down to a spacious study area. ideal for anyone working from home and could also be used as a further sitting room. Carpeting, radiator, two windows, allowing natural light looking over the front and side gardens, and excellent storage provided in a floor to ceiling shelved cupboard with the potential for a hanging rail and a deep fitted cupboard currently used as a wine store.

Bedroom Three
12'3" x 11'8" (3.75 x 3.57)
A great-sized, third double bedroom, which is highly flexible and could also serve as a snug, cinema room. or a home office. Carpeting, radiator, three, large windows afford a lovely aspect to the side garden. Sink with monobloc tap.

Utility Room
14'0" x 9'3" (4.28 x 2.84)
This is the ideal spot for a utility room. Space and plumbing for a washing machine and space for a tumble drier and even a freezer. The central heating boiler is housed here, which receives an annual service. There is also space for storage. Restricted head height.

WC Shower Room
A modern, traditional style shower room comprising of a white three piece suite incorporating a walk-in shower with mains shower and glazed screen, a pedestal washbasin with traditional style taps and a low-level w/c. Fully tiled around the shower and part-tiled behind the washbasin and w/c. Complementary vinyl flooring. Window to the side elevation with opaque glazing and downlighting. Traditional style radiator and towel rail.

Gardens
The property has the rare benefit for an apartment of great-sized, wrap around gardens. South facing to the rear it has manicured lawns, a Yorkshire stone patio and mature borders of established planting. A charming summerhouse and arbour are a lovely spot to sit with a cup of tea and enjoy the delightful gardens in inclement weather or as the sun sets with a glass of your favourite tipple! The gardens extend around the side of the property and to the front with beautiful planting, adding the kerb appeal of this stunning property.

Two Garages
19'0" x 11'6" & 19'0" x 11'6" (5.8 x 3.52 & 5.8 x 3.52)
A driveway to the side of the property leads down to the garaging for the apartments and this property benefits from two spacious garages side by side with remote controlled doors. There is a covered car wash space shared by the residents and substantial communal parking.

NOTES
We are advised by our vendors that the property is leasehold with the remainder of a 999 year lease dating from 2022. The Gilstead Management Company is made up of the vendors of the five apartments and each owns an equal share of the freehold. The service charge is £350 per month including buildings insurance, building maintenance, maintenance of the communal areas and window cleaning. There is a charge of £1 Ground Rent per annum.

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.

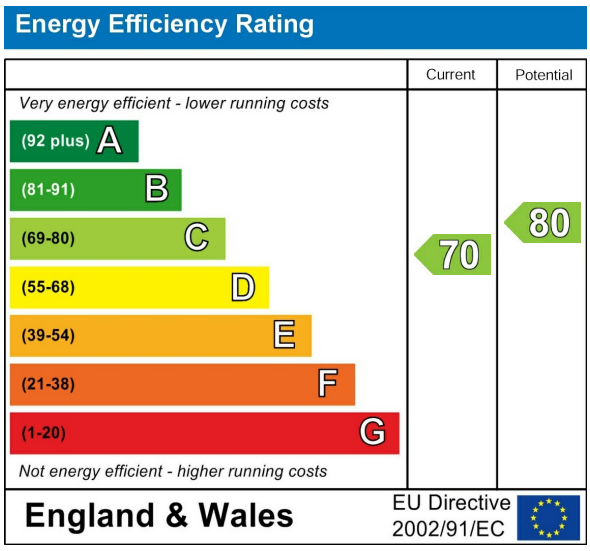








- Immaculately Presented Three Bedroom Duplex Apartment
- Living & Bedroom Accommodation To Ground Floor
- Stunning Lounge Dining Room With French Doors
- Well Equipped Modern Kitchen & Garden Room
- Luxury Four Piece House Bathroom
- Shower Room & Utility Room
- Superb Original Features
- Delightful Private South Facing Gardens & Spectacular Views
- Ample Parking & Garaging For Two Vehicles
- Council Tax Band E









LOWER GROUND FLOOR
519 SQ.FT. (48.1 SQ.M.) APPROX.

GROUND FLOOR
1335 SQ.FT. (124.1 SQ.M.) APPROX.

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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGES 1854 SQ.FT. (172.2 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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