

Harrison Robinson

Estate Agents



1 Conyers View Ben Rhydding Drive, Ilkley, LS29 8BY

Guide Price £440,000

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GROUND FLOOR

Communal Entrance Hall

A glazed door opens into an immaculately and stylishly presented communal hallway with carpeting, radiator, staircase and lift to the upper floors. A corridor leads a short distance to the private entrance door of the apartment.

Reception Hall

A lovely, welcoming reception hall of generous proportions with ample room for several items of furniture. Three large storage cupboards with double doors house the gas central heating boiler, the Megaflor cylinder and provide shelving for storage and space to hang coats and store shoes. Ceiling cornice, carpeting and radiator. This is a wonderful environment in which to greet friends and family.

Lounge

17'8" x 13'7" (5.39 x 4.15)

A half-glazed door with two glazed panels opens into a generously proportioned lounge, ably accommodating two sofas, an armchair, a dining table and chairs in addition to further items of furniture. French doors open onto one of the two charming patio areas and a window to the side elevation accentuates the bright atmosphere. Carpeting, coving, two radiators and TV point.

Breakfast Kitchen

12'4" x 9'3" (3.77 x 2.84)

A further door from the reception hall leads into a spacious, contemporary breakfast kitchen, tastefully appointed and fitted with light grey and coordinating cream gloss Sie Matic cabinetry with complementary work surface and upstands over. Inset stainless-steel sink with monobloc tap and a wealth of integrated appliances including a Bosch dishwasher, an electric oven, a fridge/freezer and a washer/dryer. An induction hob has a glass splashback and a stainless-steel chimney hood and extractor over. Ceiling cornice, ceramic tiled flooring, downlighting, radiator and under unit lighting. A door with adjacent window with glazed panel below allows the natural light to flood in. Access onto a second private terrace is conducive to al fresco dining and entertaining in the warmer months. Space for a small dining table.

Master Bedroom

14'10" x 13'6" (4.53 x 4.12)

A generous, double bedroom, benefitting from a full wall of fitted wardrobes. Ceiling cornice, carpeted flooring and a window to the front elevation.

En Suite Shower Room

A beautifully appointed, luxury en suite fitted with a Villeroy & Boch three-piece suite to include a walk-in wet room style shower with mains shower

and glazed screen, a wall hung washbasin with mixer tap and a concealed cistern w/c with push button flush. Fully tiled to the walls and floor, chrome ladder towel radiator, downlighting, illuminated mirror, recessed shelf and extractor fan.

Bedroom Two

10'11" x 8'9" (3.34 x 2.69)

A second good-sized bedroom also with the benefit of fitted wardrobes. Carpeting, ceiling cornice and radiator. A window affords a bright atmosphere.

Bathroom

A modern bathroom fitted with a white Villeroy & Boch suite to include a bath with mixer tap and hand-held shower attachment, a wall hung washbasin with mixer tap and a concealed cistern w/c with push button flush. Fully tiled to the walls and flooring in a neutral shade. Chrome, ladder, towel radiator, useful recessed shelf, illuminated mirrored wall cabinet, extractor fan and downlighting.

Garden

The property enjoys the use of two good-sized, paved terraces, accessed from the lounge and the breakfast kitchen. Space for an outdoor table and chairs on both and room for several pots of flowers. Adjoining borders are a feast for the eyes with established planting - a riot of colour. Beyond one can savour the stunning, far reaching Wharfedale countryside views. Tall trellising maintains privacy. Conyers view is set within 23 acres of beautifully landscaped grounds located close to the main amenities of Audley Clevedon retirement village. There are gravelled areas with mature borders and flowering pots with benches for residents to sit and enjoy the surroundings and fabulous open countryside. A terrace with outdoor furniture and lawned areas with manicured hedging are attractive features for residents and visitors to enjoy.

Parking

There is one allocated parking space, conveniently located opposite the apartment. There is also ample visitor parking spaces at the development.

NOTES

We are advised by our vendors that the property is leasehold with a monthly management fee of £1262.44 with an annual ground rent of £250. The lease is 125 years from January 2008.

Flexible care packages are available through Audley Care, if required.

UTILITIES & SERVICES

The property benefits from mains gas, electricity and drainage.

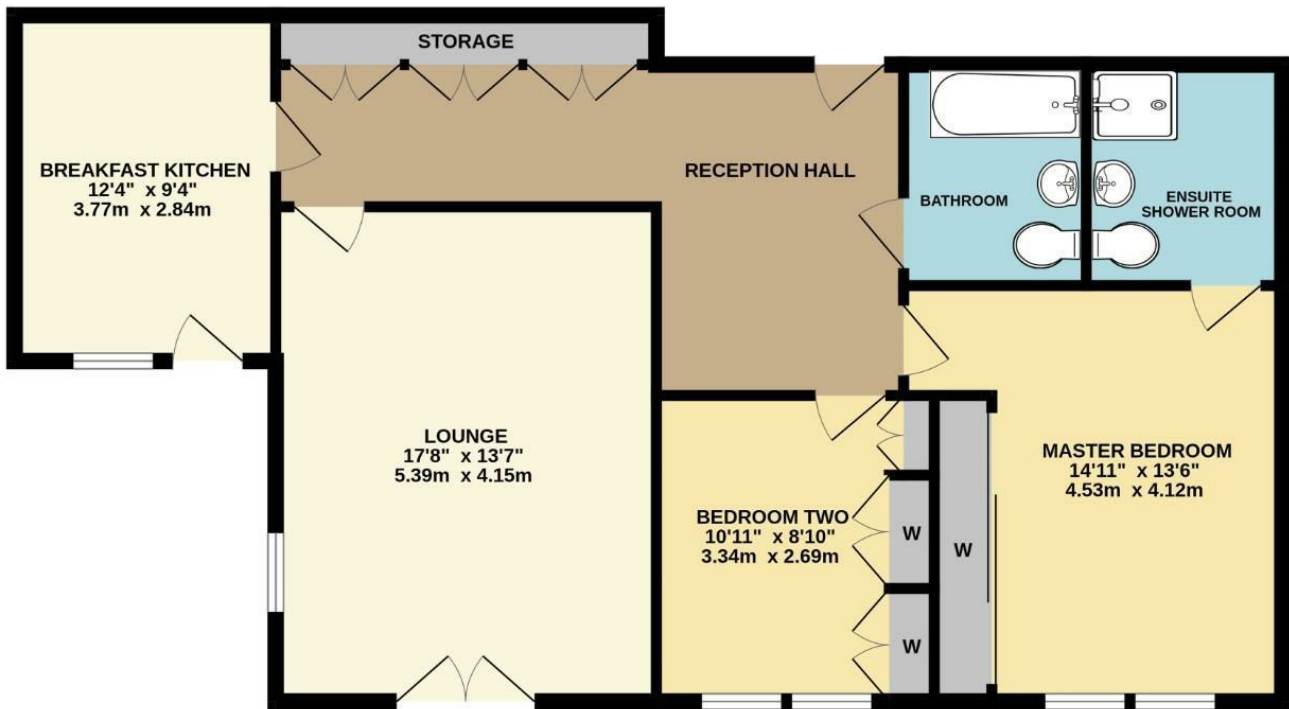
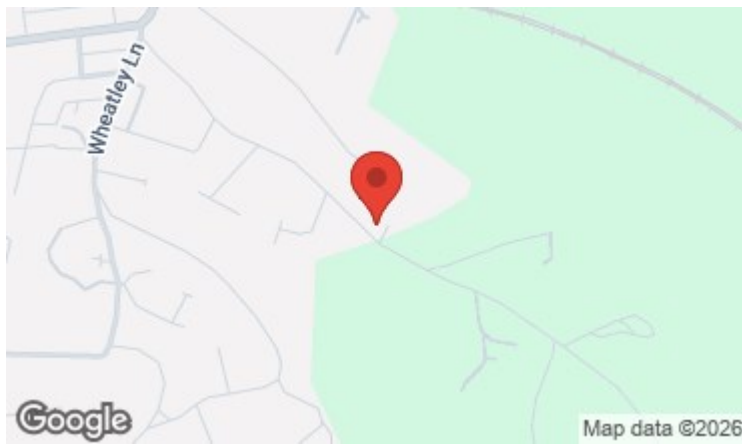
Standard Broadband is shown to be available to this property.

Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.



- Luxury Two Bedroom Ground Floor Retirement Apartment
- Generous and Immaculately Presented Accommodation
- Spacious Sitting Room With French Doors And Room For A Dining Area
- Great-Sized, Beautifully Appointed Breakfast Kitchen
- Master Bedroom With Luxury En Suite
- Second Spacious Bedroom Supported By Further Stylish Bathroom
- Two Private Terraces & Approximately 20 Acres of Communal Parkland
- Allocated Parking Close By
- Restaurant, Bar, Swimming Pool And Other Facilities On Site
- Council Tax Band E

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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TOTAL FLOOR AREA : 959 sq.ft. (89.1 sq.m.) approx.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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