



West View | Ilkley | LS29 9JG

Asking price £425,000

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# Apartment 5

West View |

Ilkley | LS29 9JG

Asking price £425,000

A stunning penthouse apartment with off-street parking, featuring a private terrace that takes in an outstanding Westerly view across Ilkley.

With lift access, this outstanding apartment provides immaculately presented two double bedrooomed, two bathroom accommodation featuring a sizeable living area with adjoining kitchen. Converted in 2017, 5 West View is a handsome Victorian residence situated close to the heart of Ilkley town centre.

- Off-Street Parking
- Two Double Bedrooms & Two Bathrooms
- Lift Access
- Convenient Central Location

With gas central heating, the accommodation comprises:

## Ground Floor

### Communal Entrance

A secure communal entrance with lift and stair access to the upper floors.

## Third Floor

### Private Entrance Hall

17'2 x 4'3 (5.23m x 1.30m)

With oak flooring, the inviting private entrance hall includes a generous cloaks cupboard and benefits from plenty of natural light via a velux window.

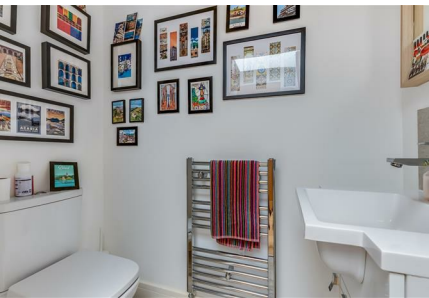
### Cloakroom

Located off the entrance hall and including a hand wash basin within vanity unit, w.c and a heated towel rail.





Few apartments occupying such a convenient central location include allocated off-street parking.



## Living Area

19'6 x 15'10 (5.94m x 4.83m)

A light and airy reception room featuring a series of windows that offer a Westerly aspect. The living area also includes an electric fire.

## Kitchen

14'5 x 8'6 (4.39m x 2.59m)

Comprising an extensive range of base and wall units with coordinating granite work surfaces and splashback. Integrated appliances include an oven, four ring induction hob with hood over, dishwasher, fridge/freezer, washer/dryer and a wine cooler. A breakfast bar provides further dining space and a sliding glazed door leads to:

## Terrace

A standout feature is the West facing terrace that offers the ideal space for al fresco dining along with stunning views over Ilkley.

## Bedroom

14'6 x 11'5 (4.42m x 3.48m)

A generous double bedroom featuring a range of fitted wardrobes and a dual aspect.

## En Suite

10'8 x 4'0 (3.25m x 1.22m)

Well-appointed and including a walk-in rainfall shower, hand wash basin within vanity unit, w.c, heated towel rail and a window that offers a long distance view towards Middleton.

## Bedroom

11'7 x 9'8 (3.53m x 2.95m)

A second double bedroom, providing a dual aspect and including a fitted wardrobe, desk and dressing table.

## En Suite

8'0 x 5'9 (2.44m x 1.75m)

Comprising a bath with shower over and glass screen, hand wash basin within vanity unit, w.c and a heated towel rail.

## Outside







## Parking

The apartment includes an allocated off-street parking space.

## Tenure

The property is held on a 250 year lease dated from April 2017.

## Service Charge

Details to be confirmed by our client.

## Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

## Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## Offer Acceptance & AML Regulations

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.

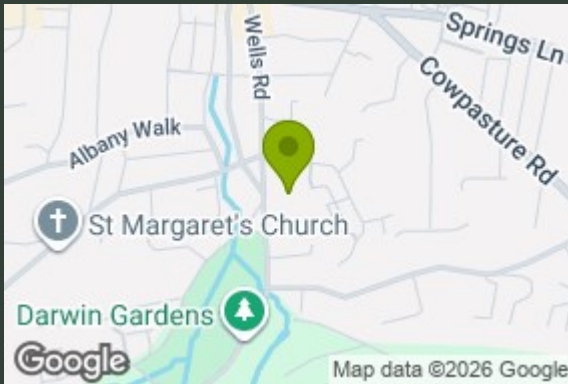
Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.



A private terrace provides the perfect place to enjoy the afternoon and evening sun, while taking in the far reaching views across Ilkley.





# FLAT 5, 5 WEST VIEW 969 sq.ft. (90.0 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 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.  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 81                      | 81        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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