

# Harrison Robinson

Estate Agents



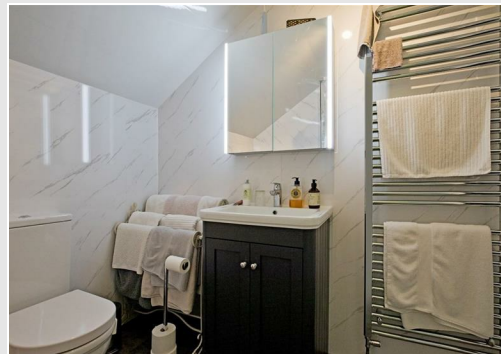
**Flat 3 Ashbrook, 4 Grove Road, Ilkley, LS29 9PE**

**Guide Price £500,000**



# Flat 3 Ashbrook, 4 Grove Road, Ilkley, LS29 9PE

## Guide Price £500,000



### FIRST FLOOR

#### Private Entrance Hall

A half glazed timber entrance door leads into a small, private entrance hall with wall panelling to half height, vinyl flooring and handy, corner fitted seat. There is a useful, deep, recessed, understairs storage cupboard, perfect for coats, shoes and boots. A carpeted, return staircase with timber balustrading leads to the first floor of the property with a double glazed window to the half landing to the rear. A door from here opens to:

### SECOND FLOOR

#### Utility Room

A recently created utility room with space and plumbing for a washing machine and tumble dryer, also housing the newly installed gas central heating boiler. Hooks for coats and space for storing appliances. Door into:

#### Bathroom

Beautifully presented with low-level W.C., large handbasin with chrome mixer tap set in vanity drawers with beautiful tiled splashback and LED mirror over. Panel bath with thermostatic drench shower plus additional attachment, folding glazed screen and attractive, slate effect wall boarding. Tiled flooring, traditional style radiator, recessed spotlights, double glazed window with integrated blind.

#### Dining Hall / Landing

27'6" x 8'10" (8.4 x 2.7)

A great space, currently arranged as a dining area, with ample room for additional furniture. This is a lovely light space courtesy of double glazed windows to both front and rear with a recently installed glazed door to the lounge allowing the light to flow through. Carpeted flooring, traditional style radiator. A hatch with fitted, pull down ladder gives access to a part boarded loft area, ideal for storage.

#### Lounge

20'0" x 16'0" (6.1 x 4.9)

A beautifully presented, generously proportioned lounge with large, double glazed window windows to the front front of the property enjoying panoramic views of Ilkley Moor. Carpeted flooring, two radiators, ample room for comfortable furniture. A beautiful gas stove sits on a stone hearth with attractive stone surround creating a lovely focal feature to this room..

#### Breakfast Kitchen

14'9" x 13'1" (4.5 x 4.0)

A lovely, spacious dining kitchen with a range of recently fitted, Shaker style cabinetry with complementary worksurfaces and tall splashbacks. There is a most useful, fitted pantry style cupboard with shelving. Integrated appliances include electric oven and microwave combination oven, fridge freezer, dishwasher and five ring induction hob with extractor over. A one and a half bowl inset sink with chrome mixer tap sits beneath a double glazed window to the side of the building enjoying lovely, leafy views. Vinyl flooring, wall shelving, ceiling lights, there is ample space for a large family dining table making this a most sociable room.

#### Bedroom One

20'4" x 15'1" (6.2 x 4.6)

A delightful, large double bedroom to the front of the property with large double glazed windows enjoying beautiful views up to Ilkley Moor. Carpeted flooring radiator, original fireplace, recently installed, bespoke fitted wardrobes providing excellent storage. Door into:

#### En Suite Shower Room

Immaculately presented with low-level W.C., handbasin with chrome mixer tap set in a bespoke vanity unit with wall mounted, mirror fronted vanity cupboard with lighting above. Separate shower cubicle with thermostatic drench shower plus additional attachment and sliding glazed door. Tall, chrome, ladder style heated towel rail, tile effect flooring, extractor. Waterproof boarding to walls and ceiling.

#### Bedroom Two

18'0" x 15'8" (5.5 x 4.8)

A second double bedroom of generous proportions with carpeted flooring, two, traditional style radiators and two, large double glazed windows enjoying beautiful views. Fitted wardrobe, ample space for bedroom furniture.

#### Bedroom Three

15'8" x 8'10" (4.8 x 2.7)

A lovely spacious room, a third double bedroom or home office, if needed. Carpeted flooring, radiator, exposed painted beams, Velux.

### OUTSIDE

#### Garage And Parking

The property benefits from a single garage with up and over door to the rear of Ashbrook. One can park in the garage, alternatively on the road with a residents' parking permit. There is an external store by the steps to the rear which is jointly owned with Flat 2.

### NOTES AND TENURE

We are advised by our vendors that the apartment is leasehold with a third share of the freehold with the remainder of a 999 year lease from 5th July 2016.

The current service charge is £960 per annum, reviewed annually by the three directors, (the three apartment owners) to include buildings insurance, external repairs and maintenance and gutter cleaning.

A pet may be allowed by agreement with the other apartment owners.

### UTILITIES AND SERVICES


The property benefits from mains gas, electricity and drainage.

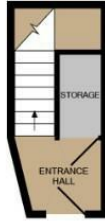
Ultrafast Fibre Broadband is shown to be available to this property.

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

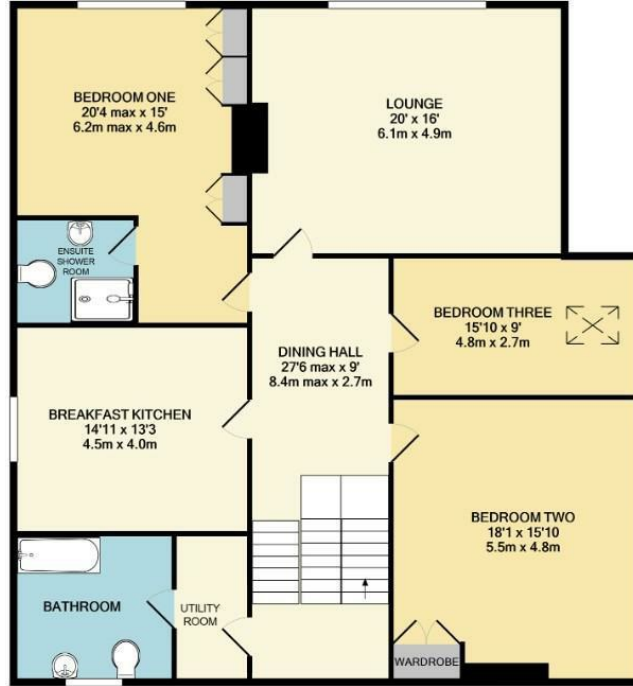


- Three Double Bedroom Penthouse Apartment
- Fabulous Central Ilkley Location On Grove Road
- Wonderful Views of Ilkley Moor
- Recently Refurbished And Updated
- Shaker Style Dining Kitchen With Integrated Appliances
- Generous Lounge With Gas Stove And Delightful Views
- Master Bedroom With New En Suite Shower Room
- Single Garage To Rear
- Walking Distance To Central Ilkley And Train Station
- Council Tax Band E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



FIRST FLOOR  
APPROX. FLOOR AREA  
77 SQ.FT.  
(7.1 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR AREA  
1757 SQ.FT.  
(163.2 SQ.M.)



GARAGE

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TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 1834 SQ.FT. (170.3 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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