

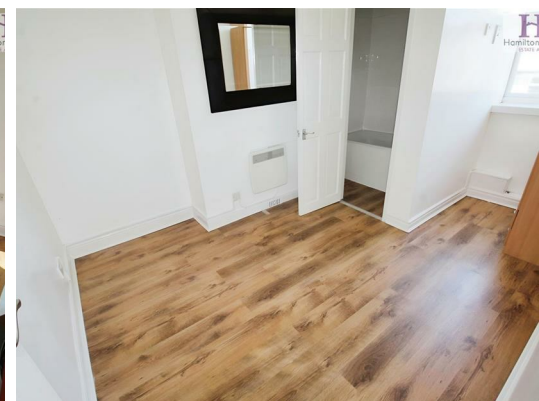


### Flat 1, 105 Leeds Road, Ilkley, West Yorkshire, LS29 8EG £795

\*\*\*SOUGHT AFTER LOCATION\*\*\*ENQUIRE TODAY\*\*\*

HAMILTON BOWER are pleased to offer TO LET this fully refurbished one bedroom first floor flat situated close to the town centre of Ilkley. Early viewing is advised to fully appreciate all this property has to offer. Comprising of ground floor entrance, stairs to first floor, lounge, bedroom with bathroom, galley kitchen with wc off.

TO VIEW CONTACT HAMILTON BOWER TODAY!!!



COUNCIL TAX BAND - A

EPC RATING - E

### ENTRANCE

### LOUNGE

Spacious lounge with an abundance of natural light from the front and side aspect double glazed windows.

Laminate flooring and an electric fire with decorative surround.

### KITCHEN

Galley kitchen fitted with a range of base units with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated electric oven with a hob over and plumbing for a washing machine. Double glazed window.

### BEDROOM

Double glazed window, laminate flooring and an electric wall heater.

### EN-SUITE

Bath with shower over. Hand wash basin and laminate flooring.

### W.C

Low flush W.c.

