



Margerison Road | Ben Rhydding | Ilkley | LS29 8QU

Asking price £435,000

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# 5 Margerison House

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An outstanding three bedroomed apartment with lift access, enjoying far reaching views to the front and rear whilst also including a garage, off-street parking and access to a lawned communal garden.

Converted in the early 2000's, Margerison House is an exclusive development of apartments that make up this handsome period residence situated within a highly sought after and peaceful residential area, just a brief stroll from Ben Rhydding train station.

- Three Bedrooms & Two Bathrooms
- Garage & Off-Street Parking
- Far Reaching Views To The Front & Rear
- Lift Access
- Access To Beautiful Communal Gardens
- Secluded Location

With gas central heating, the accommodation comprises:

## Ground Floor

### Communal Entrance

A secure communal entrance with a newly installed video camera entry system. Lift and stairs to the upper floors.

### First Floor

#### Entrance Hall

An inviting entrance hall including a fitted store cupboard, linen cupboard and a video intercom system that is linked to the communal entrance.



It's rare for apartments to feature such an impressive, spacious dining kitchen that offers a stunning outlook across Ilkley and towards Addingham Moorside as well as Denton.



### Sitting Room

18'10 (into bay) x 14'7 (5.74m (into bay) x 4.45m)

A sizeable and striking room that is complimented by a bay window with stained glass that offers a beautiful outlook towards Askwith. Glazed double doors flow through to:

### Dining Kitchen

15'7 x 14'3 (4.75m x 4.34m)

A standout feature is the spacious and well-designed dining kitchen that provides ample space for a dining table and chairs, while taking in a view across the West side of Ilkley and towards Addingham Moorside. Including a good range of base and wall units with coordinating granite work surfaces and tiled splashback. Appliances include an integrated dishwasher, space for a range cooker, space for a fridge/freezer and plumbing for a washing machine.

### Principle Bedroom

13'11 x 12'9 (4.24m x 3.89m)

An ample double bedroom featuring an extensive range of recessed wardrobes, cupboards and drawers. Two windows to the front elevation and a hatch that leads to a boarded loft.

### En Suite

9'8 x 4'3 (2.95m x 1.30m)

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

### Bedroom

12'3 x 7'8 (3.73m x 2.34m)

Featuring fitted wardrobes and shelving plus two windows to the front elevation.

### Bedroom/Study

7'8 x 7'2 (2.34m x 2.18m)

Benefitting from a fitted desk and shelving as well as a window to the front elevation that provides a lovely South Easterly aspect.

### Bathroom

8'2 x 7'2 (2.49m x 2.18m)

Smartly presented and comprising a walk-in shower with glass screen, hand wash basin within vanity unit, w.c and heated towel rail.

### Outside





## Garage

20'10 x 9'7 (6.35m x 2.92m)

Approached via a tarmacdam driveway, the apartment includes a generous garage that is accessed via an up and over door and includes light, power and a mezzanine storage area.

## Parking

Space for one vehicle in front of the garage.

## Communal Gardens

To the rear of Margerison House is a well-maintained and West facing, principally lawned communal garden that features an abundance of mature trees and shrubs.

## Tenure

The property is held on a 999 year lease dated from 1st January 2006. Each leaseholder owns a share in the management company which in turn owns the Freehold.

## Service Charge

The current service charge amounts to £173.75 per month.

## 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

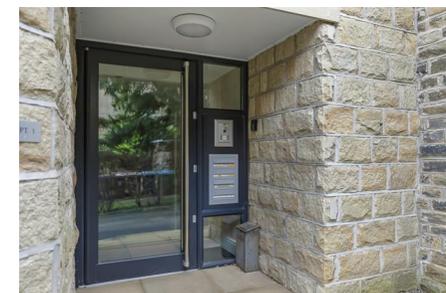
The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.



Nestled within a tranquil area, this inviting home offers a sense of privacy whilst still being within easy reach of Ben Rhydding train station, Ilkley town centre and walks on the Moor.





Total Area: 119.4 m<sup>2</sup> ... 1286 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	81
(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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