Flat 3

10 Grove Road | Ilkley | LS29 9PE

Asking price £319,500

TRANMER WHITE
Trusted Estate Agents

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A very smartly presented first floor apartment offering well proportioned accommodation, forming part of an elegant Victorian building within the conservation area and being just a short stroll from The Grove. The property is offered with no onward chain.

The property incorporates a welcoming hallway, a bright and spacious dual aspect sitting room, a well equipped luxury kitchen, two bedrooms and a bathroom. There is an allocated parking space with an EV charger.

- Centrally Located Luxury Apartment
- Handsome Victorian Building
- EPC Rating C
- Chain Free
- Short Stroll To The Grove
- Parking Space With EV Charger
- Council Tax Band C

GROUND FLOOR

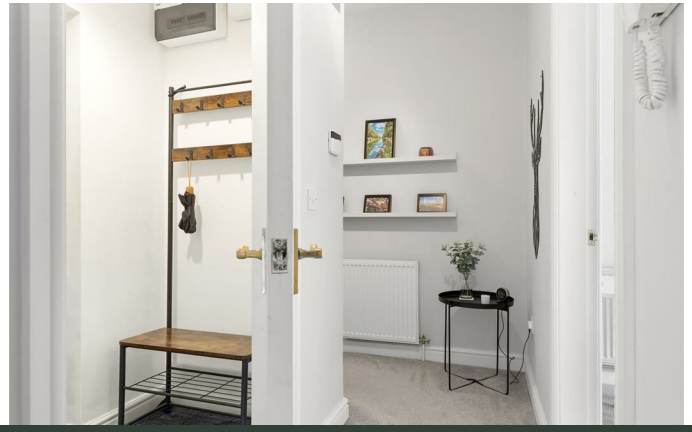
Shared Entrance Hallway
With a panelled entrance door and entry phone access.

FIRST FLOOR

Entrance Vestibule
With a panelled entrance door.

L Shaped Reception Hall

Sitting Room
17'4" x 16'10 (5.28m x 5.13m)
With windows to two sides. Two wall lights points.



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Kitchen
10'0" x 7'0" (3.05m x 2.13m)
Equipped to a very high standard the kitchen incorporates a stainless steel sink with a mixer and a range of fitted base and wall units incorporating cupboards, drawers and white quartz work surfaces. Integrated appliances include and electric oven and microwave cooker, an induction hob with an extractor over, fridge, freezer, automatic washer dryer and dishwasher.

Bedroom
13'5" x 11'0" (4.09m x 3.35m)
With windows to two sides. Closet with hanging space and housing the wall mounted gas central heating boiler.

Bedroom
10'0" x 7'0" (3.05m x 2.13m)

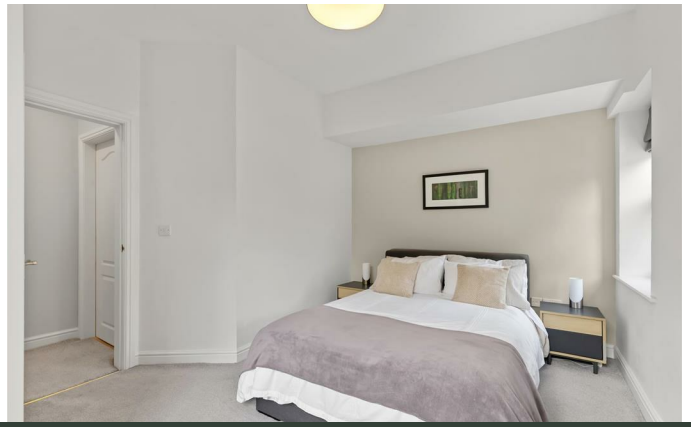
Bathroom
With a modern white suite comprising a panelled bath with a shower over, wash basin with a cupboard beneath and a low suite wc. Extractor fan. Ceramic tiling to the walls and floor. Chrome heated towel rail.

OUTSIDE

Communal Garden
Eldermere House stands within carefully maintained communal grounds which include a number of mature trees and a stream.

Parking
Approached from Grove Road via electronically operated security gates, there is an allocated parking space with an EV charger to the rear of the building. There is also a visitor parking space to the front of the property.

Ilkley
Voted The Sunday Times Best Place to Live in the UK 2022, Ilkley is renowned for its top schools, interesting independent shops and restaurants, its spectacular scenery and convenient rail links. Sports clubs offer excellent opportunities for young people and an energetic community spirit is at the heart of the town’s high repute. Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley offers stunning natural beauty whilst still being a convenient base for the Leeds/Bradford/London commuter.



Tenure
We are informed by the client/s that the property is Leasehold for a term of 999 years from 2004. The freehold is owned by a managements company which in turn is owned in equal shares by the five leaseholders.

Service Charge
We are informed by the current owners that the service charge is £165 per month (2026/27).

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.

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.

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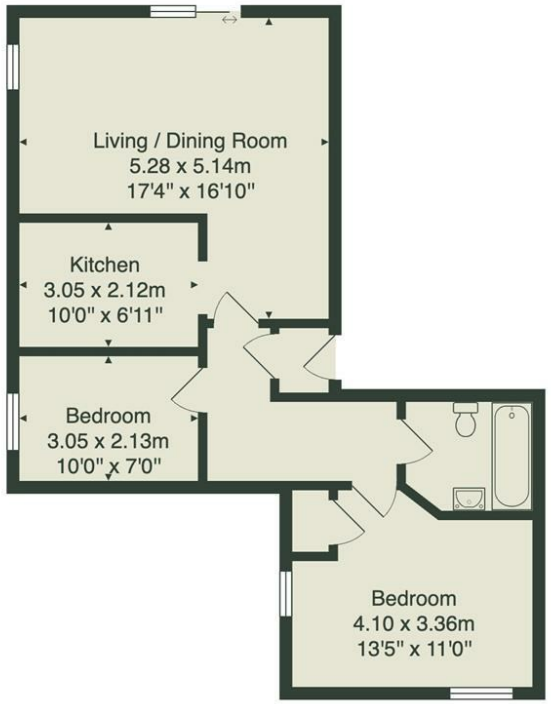

Total Area: 60.9 m² ... 655 ft²
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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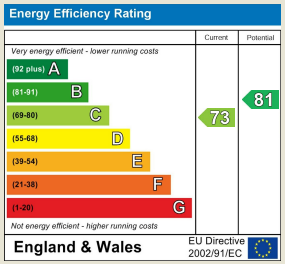

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