Harrison Robinson

Estate Agents

Flat 2, 11 Mount Pleasant, Ilkley, LS29 8TW

Guide Price £245,000

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GROUND FLOOR

Entrance Porch
A metal garden gate opens to a paved pathway leading to the private entrance of this lovely apartment. A part glazed, timber entrance door with transom light opens into the entrance porch with original, stone flagged floor, high ceiling and space for hanging coats and storing boots and shoes. A beautiful timber door with stained glass and decorative glazing opens into a spacious and welcoming entrance hall.

Entrance Hall
A great space, open to the dining kitchen area and with a door leading into the spacious lounge. Original, stone flagged flooring, high ceiling and timber arch add to the charming, character feel.

Lounge
15'8" x 15'8" (4.8 x 4.8)
A generously proportioned lounge with floor to ceiling windows allowing natural light. Floorboards, radiator, fireplace with tiled hearth and decorative slips.

Dining Kitchen
21'11" x 7'2" (6.7 x 2.2)
Well presented with a range of white, high gloss base and wall units with integrated appliances including a slimline dishwasher, electric oven, four ring, electric hob with stainless steel extractor over and freestanding washing machine and fridge freezer. There is space for an additional, under counter appliance. A ceramic sink and drainer with brass mixer tap sits beneath a double glazed window to the side elevation. Floorboards, radiator, spotlights. The dining area has ample space for a dining table and has the original stone flagged floor and radiator. Recently installed, wall mounted, gas central heating boiler. Open to a small hall, leading in turn to two bedrooms and the bathroom.

Bedroom One
14'9" x 13'1" (4.5 x 4)
A good sized double bedroom to the rear of the building with two, double glazed windows allowing a good amount of natural light and enjoying the quiet aspect to the rear. Exposed floorboards, radiator, picture rail.

Bedroom Two
8'10" x 7'10" (2.7 x 2.4)
A single bedroom with tall, double glazed windows enjoying a leafy aspect to the rear, exposed floorboards, radiator. Wall mounted shelving, panelling to each side of the window. This would work equally well as a home office or dressing room, if preferred.

Bathroom
With low-level W.C., wall hung handbasin with chrome mixer tap and bath with central mixer tap, thermostatic shower and glazed screen. Grey and white wall tiling, complementary floor tiles, large, wall mounted mirror. Mirror fronted vanity cupboard, extractor, ceiling light. Chrome, ladder style, heated towel rail.

OUTSIDE

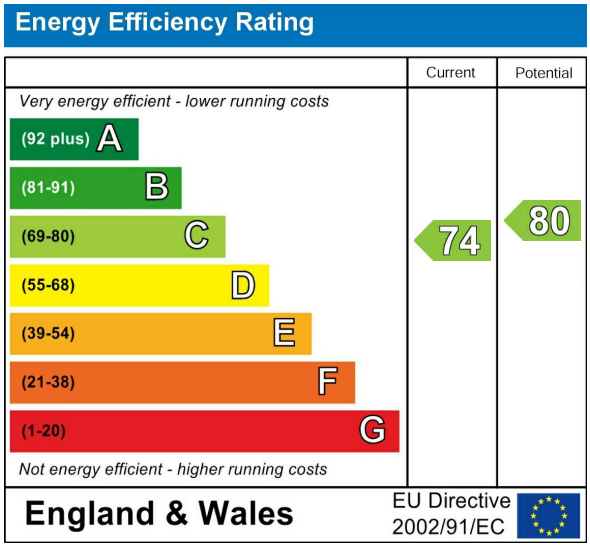
Off Road Parking
The apartment benefits from two, off-road parking spaces on a gravelled area directly opposite the private entrance door.

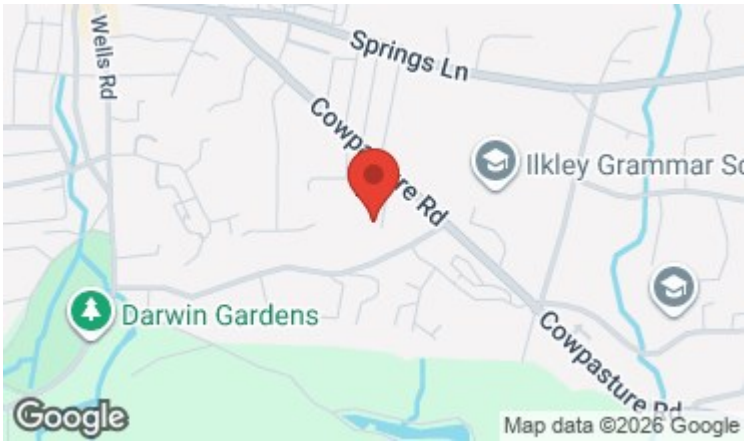
NOTES AND TENURE
We are advised by our vendors that the property is leasehold with a 25% share of the freehold with the remainder of a 999 year lease from 2012. Each flat owner is a director of Mount Pleasant Management Company Ltd.
The current service charge is £600 per annum to include servicing of the fire alarm, external window cleaning (four times a year) buildings insurance and ground rent.
The property can be rented, however not as a holiday let.

UTILITIES AND SERVICES
The property benefits from mains gas, electric and drainage.
Please visit the mobile and Broadband Ofcom website to check broadband speeds and mobile 'phone coverage where it is shown that Ultrafast Broadband is available to the property.

Tel: 01943 968 086

- *** No Onward Chain ***
- Characterful Ground Floor Apartment
- One Double Bedroom And One Single Bedroom
- Well Presented Fitted Dining Kitchen
- Modern Bathroom
- Spacious Feel Throughout With High Ceilings
- Two Off Road PrIvate Parking Spaces
- Highly Convenient Ilkley Location
- Walking Distance To Ilkley Moor And Train Station
- Council Tax Band C





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TOTAL FLOOR AREA : 796 sq.ft. (74.0 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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