Harrison Robinson

Estate Agents

7 Birchwood Court, South Parade, Ilkley, LS29 9AW

Price Guide £199,950

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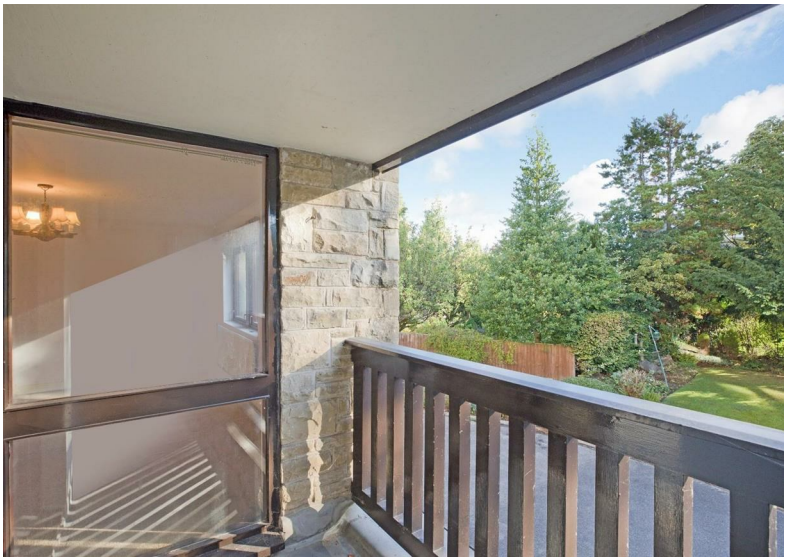

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GROUND FLOOR

Communal Entrance
A half glazed timber door opens into the communal entrance hall where a short flight of stairs leads to apartment 7. A lift gives access to the upper floors.

FIRST FLOOR

Private Entrance Hall
A timber door opens into a long hallway where doors lead into the principle rooms. Carpeted flooring, radiator, hooks for coats, telephone entry system.

Lounge
17'7" x 11'8" (5.36 x 3.56)
A spacious, light and airy lounge courtesy of two, double glazed windows, additional window and patio door leading out to a private balcony. Carpeted flooring, radiator, ample room for comfortable furniture.

Balcony
A private balcony providing a lovely spot to sit and enjoy the quiet surroundings and fresh air. Timber balustrading, outdoor lighting.

Kitchen
11'8" x 7'2" (3.57 x 2.19)
Fitted with a range of base and wall units, complementary worksurfaces and tiled splashbacks. Electric cooker, space for under counter appliances, wall mounted, gas central heating boiler. One and a half bowl stainless steel sink and drainer with chrome mixer tap beneath a double glazed window to the front elevation. Vinyl flooring, radiator.

Bedroom One
11'8" x 11'5" (3.56 x 3.48)
A good sized double bedroom with double glazed window to the rear, carpeted flooring and radiator.

Bedroom Two
10'7" x 10'2" (3.23 x 3.1)
A second double bedroom with double glazed window, carpeted flooring and radiator.

Bathroom
With low-level W.C., pedestal handbasin with chrome taps and panel bath with thermostatic shower over. Wall tiling, carpeted flooring, extractor. A recessed cupboard with shelving and radiator provides good storage.

OUTSIDE

Single Garage
The apartment benefits from a single garage with power, lighting and up and over door to the rear of the building.

Parking
There is ample parking to the rear of the apartments for residents and visitors.

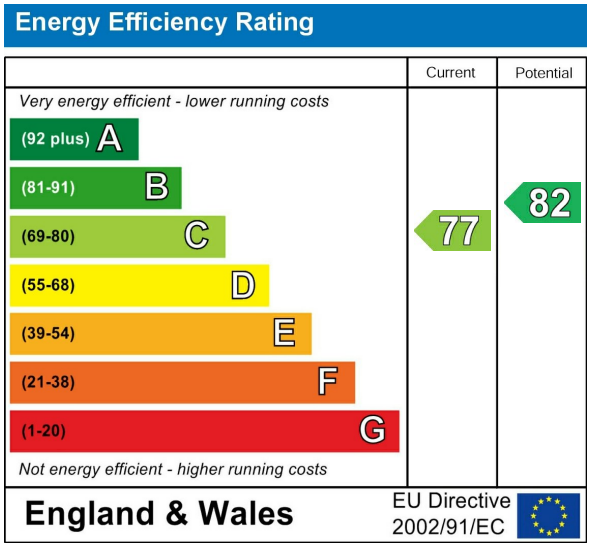
Communal Grounds
The apartment is set in well maintained communal grounds for the enjoyment of the residents with lawned and paved areas with mature shrubs and trees.

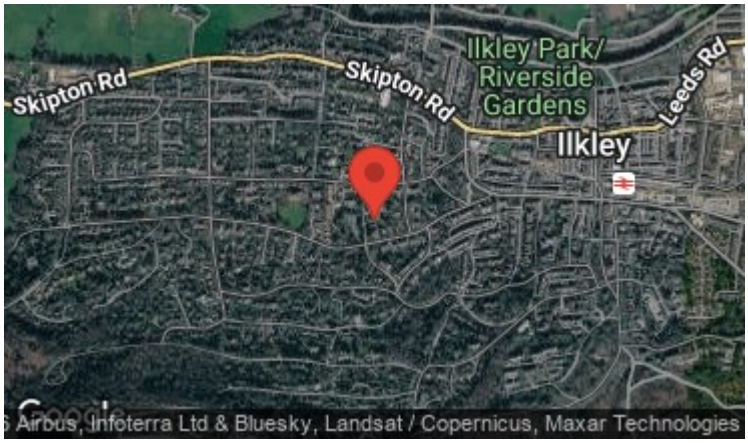
NOTES
We understand the property is leasehold with the remainder of a 999 lease from 3rd March 1986.
We are advised by our vendor that the service charge is £685.23 per quarter to include maintenance and cleaning of communal areas, including lift maintenance and buildings insurance.
There is no ground rent.
Pets are not allowed.

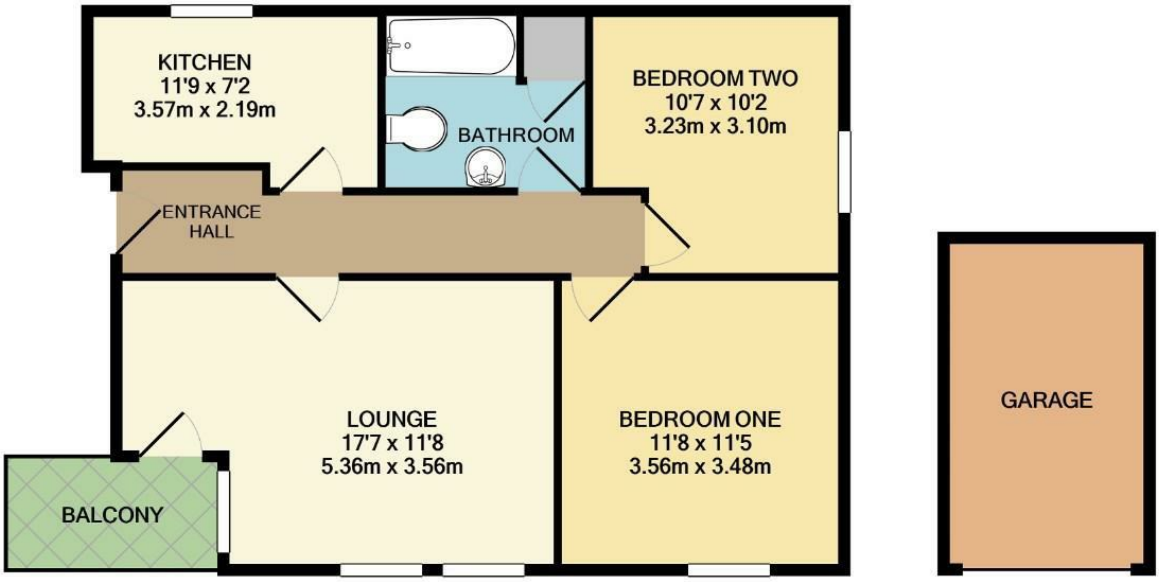
UTILITIES AND SERVICES
The property benefits from mains gas, electricity and drainage.
There is Superfast Fibre Broadband shown to be available to this property.
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

Tel: 01943 968 086

- ***No Onward Chain***
- Two Bedroom First Floor Apartment With Lift Access
- In Need Of Modernisaton
- Spacious Light Filled Lounge With Private Balcony
- Good Sized Bathroom
- Single Garage With Power And Lighting
- Delightful Peaceful Location
- Walking Distance To Central Ilkley
- Close To Good Transport Links
- Council Tax Band D







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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 634 SQ.FT. (58.9 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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