

# Harrison Robinson

Estate Agents



**Flat 6 24 Tivoli Place, Ilkley, LS29 8SU**

**£95,000**

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# Flat 6 24 Tivoli Place, Ilkley, LS29 8SU

£95,000



## GROUND FLOOR

### Communal Entrance

Stone steps with metal railings lead to the solid timber, communal entrance door. A carpeted staircase with beautiful, original oak balustrading leads up to the first and second floor landings, where one finds the entrance to flat six on the second floor. A large, double glazed window on the first floor affords beautiful views across the valley.

## SECOND FLOOR

### Landing

A private entrance door off the carpeted landing area gives access to apartment 6.

### Open Plan Kitchen Lounge

20'6" x 14'7" (6.25 x 4.45)

A light and airy, spacious room courtesy of a Velux window plus additional double glazed window in the kitchen enjoying wonderful, long distance views. Carpeted flooring, gas fire in a stone surround. Exposed, painted beams. The kitchen is fitted with a range of units and appliances including an electric oven, four ring hob with extractor and space for a washing machine and dishwasher.

### Hall

A hallway off the lounge leads to the double bedroom and separate W.C.

### Bedroom

14'9" x 9'8" (4.50 x 2.95)

A double bedroom with carpeted flooring, wall heater and double glazed window. Hanging rails, fitted shower cubicle with electric shower, wall tiling and sliding, glazed door.

### WC

With low level W.C, handbasin with chrome taps and wall mirror. Chrome, heated towel rail, carpeted flooring, Velux.

## OUTSIDE

### Allocated Parking

The apartment benefits from a, numbered, allocated parking space to the front of the property behind stone walling in the residents' car park.

### NOTES

We are advised by our client that the property is leasehold with a share of the freehold with the remainder of a 999 year lease from 1985.

The service charge is £960 per annum paid monthly including buildings insurance, external painting, general repairs and fire alarm maintenance.

There is no ground rent.

No pets allowed.

There is a clause in the lease which says the apartment cannot be sublet.

### UTILITIES AND SERVICES

The apartment benefits from mains gas, electricity and drainage.


There is shown to be Superfast Fibre Broadband available to this property, however it is not yet connected.

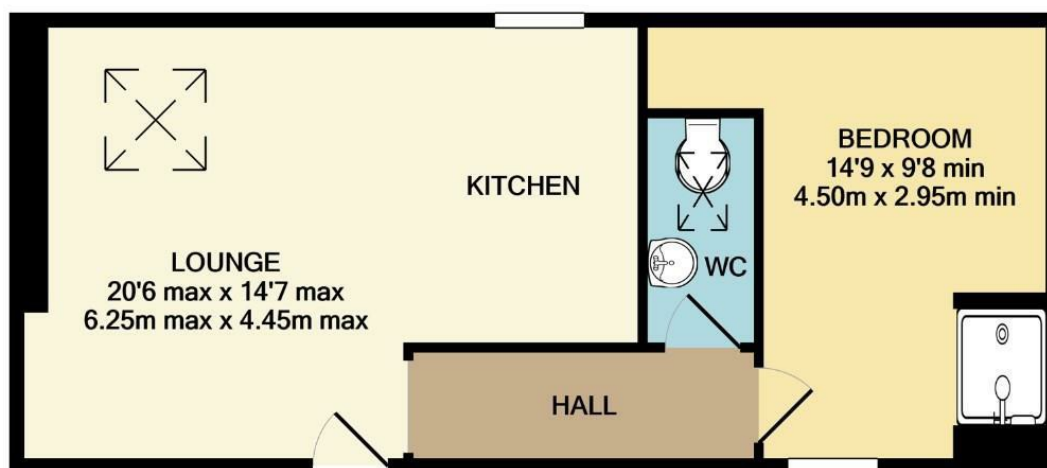
Broadband speeds and mobile 'phone coverage can be checked on the Mobile and Broadband Checker Ofcom website.





- \*\*\*No Onward Chain\*\*\*
- Delightful Second Floor Apartment
- Stunning Long Distance Views
- Open Plan Kitchen Living Room
- Double Bedroom With Shower
- Allocated Parking Space
- Convenient Central Ilkley Location
- Walking Distance To Train Station
- Great Lock Up And Leave
- Council Tax Band A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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**TOTAL APPROX. FLOOR AREA 482 SQ.FT. (44.7 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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