

Harrison Robinson

Estate Agents



3 Listers Court Cunliffe Road, Ilkley, LS29 9DZ

£165,000

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GROUND FLOOR

Communal Entrance

A covered entrance with secure double doors opening into the communal entrance hall. Stairs and lift lead to the upper floors. Access to residents' lounge, kitchen and laundry room.

Private Entrance Hall

A solid, timber entrance door opens into the great-sized, welcoming hall of Apartment 3, where doors lead to the principal rooms. Coving, carpeted flooring, a radiator and a useful storage cupboard for hanging coats and shoes. This is an ideal environment in which to greet family and friends and sets the tone for the spacious accommodation to follow.

Lounge

15'5" x 13'1" (4.7 x 4.0)

A generous and inviting lounge, filled with natural light by a large sash window with secondary glazing affording a lovely open aspect and offering ample space for both sitting and dining areas. Features include a wall-mounted entry phone system, carpeted flooring, two radiators, attractive wall lighting and TV point.

Kitchen / Diner

10'2" x 7'6" (3.1 x 2.3)

Leading from the lounge, the beautifully presented kitchen is fitted with a range of contemporary, white base and wall units, complemented by stainless-steel handles and laminate work surfaces and splashbacks. Integrated appliances include a combined microwave oven, an induction hob with matching ceramic splashback and stainless-steel chimney hood and extractor over, a fridge freezer and space and plumbing for an under-counter washing machine. Stainless-steel sink with drainer and monobloc tap. A pleasant breakfast bar seating area enjoys views from the large window with secondary glazing, while durable grey, tile effect, vinyl flooring and a radiator complete the room.

Bedroom

12'9" x 10'2" (3.9 x 3.1)

A lovely, double bedroom with a large window with secondary

glazing allowing plenty of natural light and a pleasant, leafy aspect. The room includes coving, carpeted flooring, a radiator, wall lighting, fitted wardrobe and a recessed cupboard. and fitted shelving.

WC Shower Room

Fitted with a w/c, a pedestal wash hand basin with chrome monobloc tap and a spacious shower enclosure with electric shower, glazed screen, discreet grab rails and fitted fold up seat. The room also includes a useful storage cupboard which houses the water tank. Wall tiling and complementary tile effect, vinyl floor tiles. Coving, extractor fan and towel radiator.

OUTSIDE

Communal Grounds

Residents can enjoy the use of the beautifully maintained, communal grounds.

Parking

There is a communal car park for the use of residents.

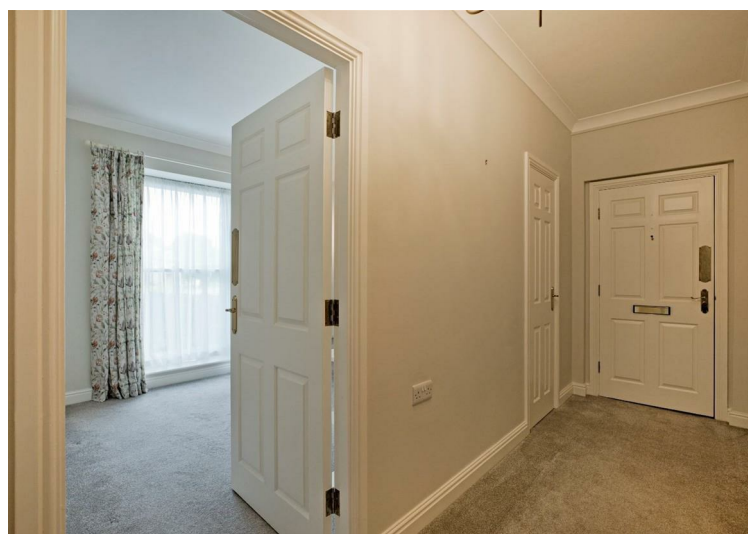
UTILITIES & SERVICES

The property benefits from mains gas, electricity and drainage. There is Ultrafast Fibre Broadband shown to be available to the property.

Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

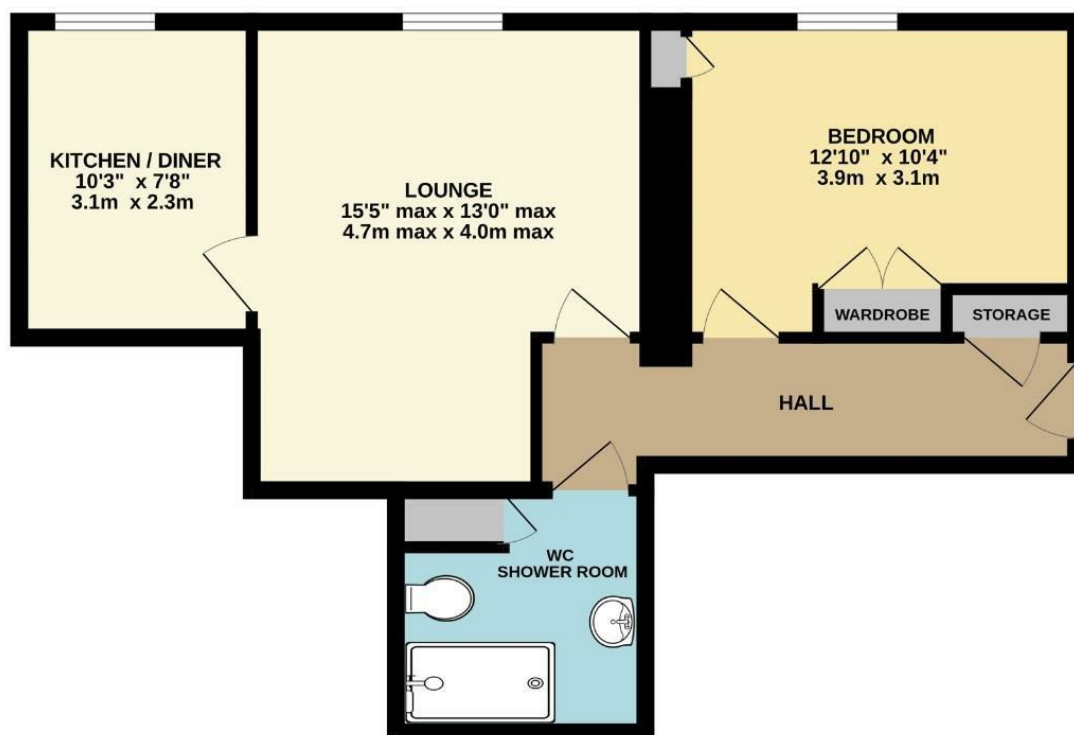
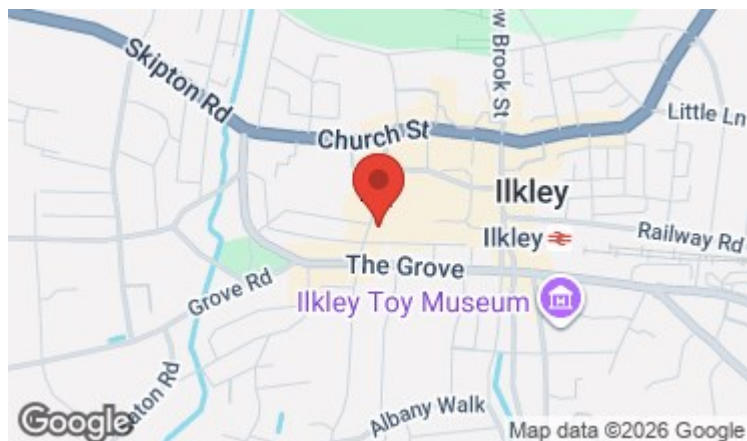
TENURE

We are advised by our vendors that the property is leasehold with the balance of a 99 year lease from 25th November 1998. The vendors are in the process of arranging to extend the current lease. Our clients advise us that the current service charge is £295.57 per month, which includes buildings insurance, cleaning, lighting and decorating of the communal areas, external window cleaning, maintenance and servicing of the lift, gardening and water charges. The day to day management of the development is undertaken by Listers Court Management Company in conjunction with Adair Paxton Chartered Surveyors in Leeds. The next service charge review is in March 2027. The management company own the Freehold and have elected not to pay a ground rent.



- Immaculate One Bedroom Ground Floor Retirement Apartment
- No Onward Chain
- Spacious Lounge With Room For A Dining Table
- Stylish Contemporary Kitchen With Breakfast Bar
- Great-Sized Double Bedroom With Fitted Wardrobes
- Modern Shower Room
- Well-Maintained Communal Gardens
- Residents' Parking Available
- Walking Distance To Ilkley Amenities
- Council Tax Band D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(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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TOTAL FLOOR AREA : 545 sq.ft. (50.7 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.

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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