

# Harrison Robinson

Estate Agents



**4 The Lodge Back Parish Ghyll Road, Ilkley, LS29 9NU**  
**£300,000**



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## GROUND FLOOR

### Communal Entrance Hall

A smartly presented communal entrance hall with broad return staircase with stairlift.

## FIRST FLOOR

### Hall

The entrance door opens into a good-sized reception hall with space for a piece of furniture. Coving and carpeting. Useful cloaks cupboard and airing cupboard.

### Lounge / Dining Room

15'5" x 15'5" (4.7 x 4.7)

A lovely, spacious, dual aspect reception room with pleasant views. An electric log burner style fire, with real fire appearance settings, is an attractive, focal point. TV point. Space for a three-piece suite and a dining table. A double-glazed door opens onto a good-sized decked balcony with room for a table and chairs - a great spot to sit and enjoy a morning coffee. Double, multi-paned, glazed doors with two tall glazed side panels open into:

### Kitchen

13'1" x 5'10" (4.0 x 1.8)

A bright and airy kitchen fitted with modern base and wall units with complementary laminate worksurface over and tiled splashback. Stainless-steel electric oven with gas hob and chimney hood and extractor over. Further integrated appliances include a fridge/freezer, dishwasher and washer dryer. A cupboard houses the central heating boiler. A stainless-steel sink sits beneath a double-glazed window affording a lovely view enjoying morning sun. Under pelmet lighting and practical vinyl flooring.

### Bedroom

10'5" x 9'10" (3.2 x 3.0)

A good-sized, double bedroom with windows to two aspects allowing plenty of natural light and lovely views. Carpeting, coving, radiator and wall lights. Large modern wardrobe, with sliding frosted glass doors.

### WC Shower Room

A generous shower room doubling up as a guest cloakroom with large walk-in wet room style shower, wall mounted washbasin with mixer tap and low-level w/c. Chrome, towel, ladder radiator, downlighting and shaver point. Vinyl flooring and wall mirror. A tall

cabinet provides useful storage. A double-glazed window with opaque glazing allows for ample natural light.

### Gardens

Beautifully maintained communal gardens are on hand for the owners of the Lodge apartments to enjoy.

### Parking

A visitor parking space is available for the use of any visitors to the apartment. A private parking space can be purchase from Abbeyfield upon request.

### UTILITIES & SERVICES

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

### TENURE

We are advised that the property is leasehold with 106 years remaining, the balance of 125 years dated from 1st June 2006. We are advised that the ground rent is £50 per annum. We are informed by our client that the current service charge is £800 per quarter, payable in January, April, July and October, which includes buildings insurance, cleaning and maintenance of communal areas, garden maintenance, off site warden and 24 hour call system. Occupancy conditions dictate that a single occupant of the apartment must be over 65 years of age. Pets are allowed, upon request to Abbeyfield.

### Abbeyfield Facilities

The facilities of the main Abbeyfield complex may be used by the apartment residents. These include the restaurant and other services and care packages, which are available at an extra cost. These include, classes, activities and meal delivery facilities.

A very social area, with the Grove, the bandstand, musical performances, ice cream, etc.

The Lodge is a few yards away from The Clarke Foley Centre with a wide range of facilities and activities.

### Resale

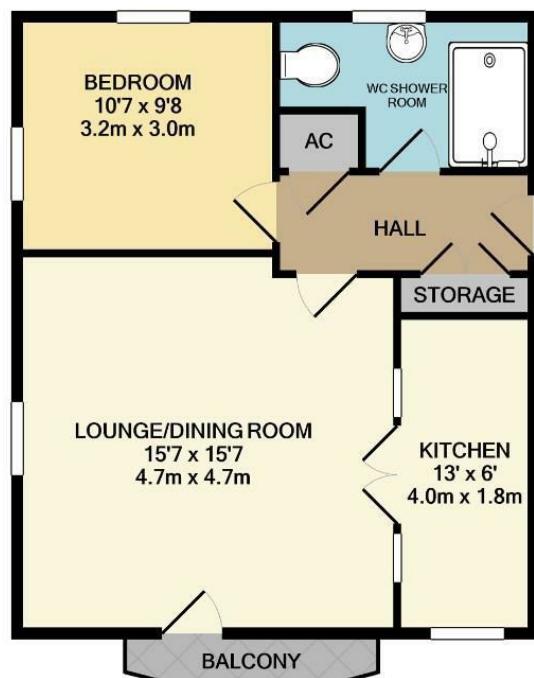
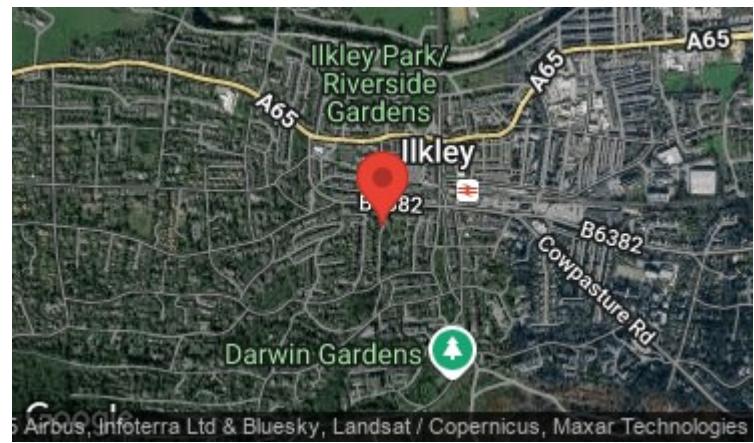
Upon resale, any price achieved for the apartment over and above the purchase price is apportioned with 75% of the profit being retained by the apartment owner and the balance of the 25% being paid to Abbeyfield Ilkley Society Ltd as a registered charitable donation.



- One Double Bedroom Retirement Apartment for Over 65's
- Bright and Airy Sitting Room With Balcony
- Modern Kitchen
- Wet Room Style Shower Room
- Central Ilkley Location Just Off The Grove
- Stair Lift To Upper Floors
- Lovely Views
- Security Alarm Pulls in Each Room
- Additional Services Available From Abbeyfield Main Complex
- Council Tax Band C

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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TOTAL APPROX. FLOOR AREA 533 SQ.FT. (49.5 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.