Harrison Robinson

Estate Agents

1A Ash Street, Ilkley, LS29 8ES

Guide Price £250,000

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GROUND FLOOR

Entrance Hall
A recently fitted composite entrance door with transom light, accessed via stone steps with wrought iron handrail, opens into a hallway with useful, deep understairs storage cupboard, ideal for hanging coats and storing shoes or even a bike. Floorboards, radiator, return stairs with carpet runner with wooden handrail and original timber balustrading lead up to the first floor landing.

FIRST FLOOR

Landing
Newly carpeted flooring, radiator, double glazed, uPVC window allowing natural light. Cupboard housing the boiler and providing ample storage. Charming, fitted corner seat. Doors open into the lounge, dining kitchen and bathroom. A second staircase leads up to the second floor.

Lounge
13'9" x 12'9" (4.2 x 3.9)
A lovely, dual aspect, spacious lounge affording fabulous views up to Ilkley Moor and the iconic Cow and Calf rocks. Two radiators, double glazed windows, recently fitted, herringbone style flooring. Recessed fireplace with tiled hearth.

Dining Kitchen
12'9" x 8'6" (3.9 x 2.6)
Fitted cream base and wall units and drawers, grey, granite effect worksurfaces and beautifully tiled splashbacks. Space and plumbing for dishwasher, washing machine and fridge freezer. Electric oven with four ring, gas hob and stainless steel extractor and splashback. Ceramic sink and drainer with traditional style chrome, mixer tap beneath a tall, double glazed window affording wonderful, long distance views. Radiator, engineered oak flooring, extractor, room for a small dining table.

Bathroom
Fitted with a low level W.C., handbasin with brushed gold mixer tap in a bespoke vanity unit, panel bath with new electric shower and brushed gold taps. Black, ladder style, heated towel rail, attractive wall tiling with complementary floor tiling. Extractor, obscure double glazed window.

SECOND FLOOR

Landing
Return, carpeted staircase with attractive, original, wooden balustrade with feature arch and wall shelf to half landing. Radiator, Velux, ample room to create a home office area. Doors open into both bedrooms and study/dressing room.

Bedroom One
12'9" x 12'5" (3.9 x 3.8)
A good sized, double bedroom with a double glazed window with superb views across the length of Ilkley moor. Radiator, newly carpeted flooring.

Dressing Room / Study
13'9" x 5'10" (4.2 x 1.8)
A flexible room which can be a study/dressing room with radiator and carpeted flooring. Painted exposed beam, wall light, door into:

Bedroom Two / Study
13'5" x 6'10" (4.1 x 2.1)
A good sized, double bedroom with large, double glazed window with stunning, far reaching views, newly carpeted flooring, radiator. One could knock through into the dressing room to create a large master bedroom, if desired. Currently arranged as a home office.

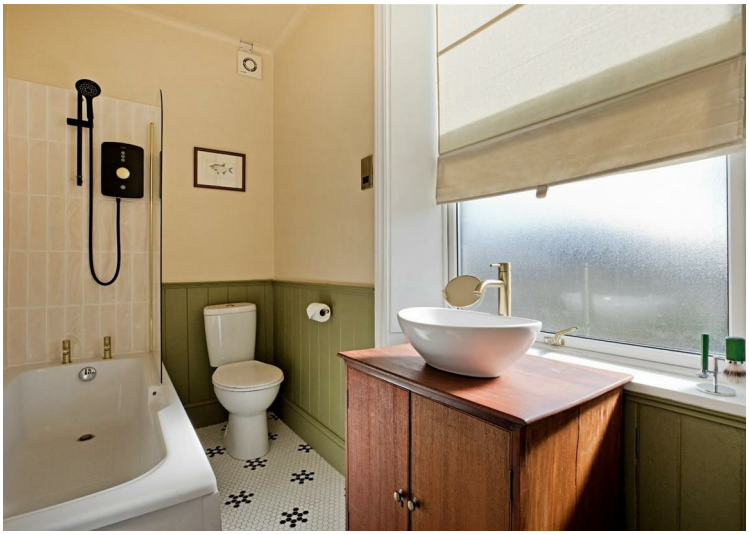
OUTSIDE

Garden
The apartment benefits from a small, private south facing, lawned garden to the front elevation with attractive planting to borders behind smart fencing, maintaining privacy from the road. There is also a timber shed to store outdoor equipment and an outside tap.

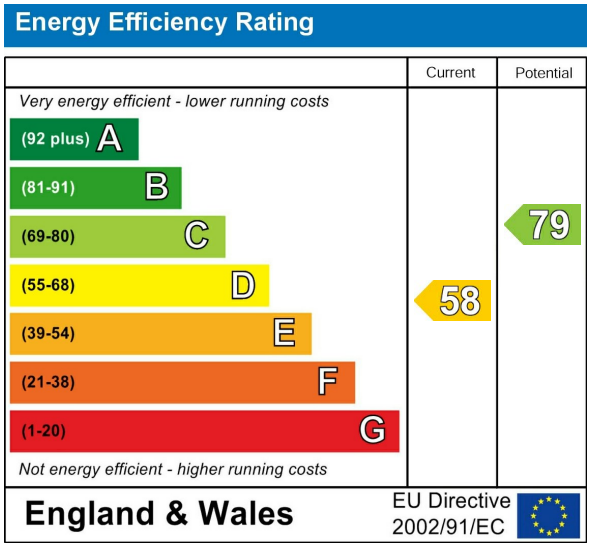
NOTES AND TENURE
We are advised by our vendors that the property is leasehold with the remainder of 999 years from 1986.
Currently there is no service charge or ground rent.
Pets are allowed.

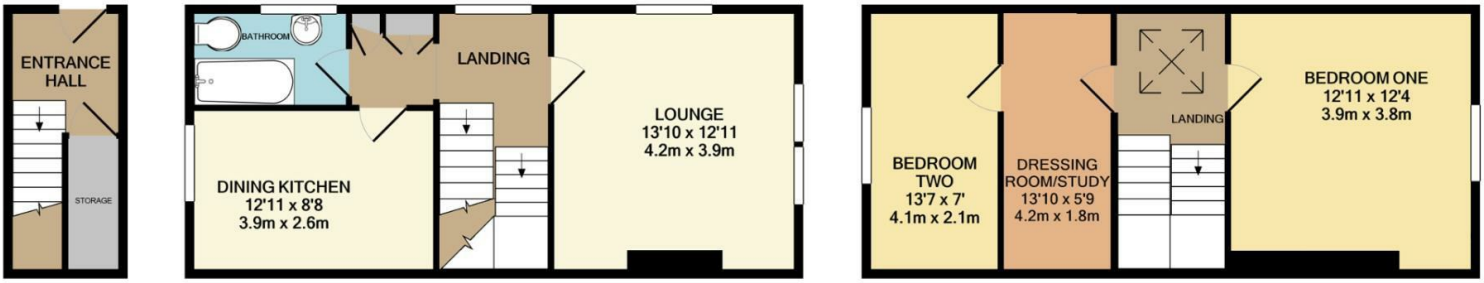
UTILITIES AND SERVICES
The property benefits from mains gas, electricity and drainage.
There is Ultrafast Fibre Broadband shown to be available to this property.
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

Tel: 01943 968 086



- ***No Onward Chain***
- Charming Two Double Bedroom Duplex Apartment
- Spacious Dining Kitchen
- Dual Aspect Lounge With Superb Views Of Ilkley Moor
- Small Private South Facing Lawned Garden
- Well Presented Throughout With Neutral Decor
- Highly Conveneint Central Location
- Walking Distance To Train Station And Schools
- Ample On Street Parking Nearby
- Council Tax Band A





GROUND FLOOR
APPROX. FLOOR
AREA 83 SQ.FT.
(7.7 SQ.M.)

FIRST FLOOR
APPROX. FLOOR
AREA 433 SQ.FT.
(40.3 SQ.M.)

SECOND FLOOR
APPROX. FLOOR
AREA 440 SQ.FT.
(40.8 SQ.M.)

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TOTAL APPROX. FLOOR AREA 956 SQ.FT. (88.8 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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