

Harrison Robinson

Estate Agents



Flat 1 106 Skipton Road, Ilkley, LS29 9HE

Guide Price £495,000



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GROUND FLOOR

External Entrance Porch

Stone steps lead to an external, covered entrance porch with practical floor matting. Large, double, timber doors with attractive glazed panes open to:

Communal Entrance Hall

A welcoming, communal entrance hall with tiled flooring, beautiful sash windows and high ceilings. The private entrance door to Flat 1 is found here and a wide carpeted staircase with original handrail leads to the upper floors of the building.

Private Dining Hall

15'2" x 11'5" (4.63 x 3.48)

The entrance door opens into a most welcoming, generously proportioned dining hall, beautifully presented with carpeted flooring, radiator and recessed spotlights. Panelled doors open into the principal rooms, there is ample space for a range of furniture here, one could arrange it as a dining area, office or reading area. There is a deep, walk-in cupboard providing excellent storage.

Lounge

20'2" x 19'10" (6.15 x 6.05)

A beautifully presented, generously proportioned lounge with large, double glazed windows to the front of the property allowing an abundance of natural light with a charming window seat with storage, beneath. Carpeted flooring, two radiators, attractive, recessed log burning stove with slate hearth providing a lovely focal feature to the room. There is ample room for comfortable furniture. This room retains a wealth of character features with deep skirtings, picture rail, attractive cornicing and beautiful ceiling rose.

Breakfast Kitchen

14'9" x 13'10" (4.52 x 4.22)

An immaculately presented breakfast kitchen fitted with a range of high gloss cabinetry with stainless steel handles, complementary worksurfaces and upstands and a range of integrated appliances including dishwasher, electric oven and grill, five ring gas hob with extra extractor over and space for a tall fridge freezer. A central island with solid wood surface and pendant lighting over provides seating for three people and also incorporates cupboards and a drawer. Large, double glazed windows enjoy a delightful view over the garden and across the valley and allow ample natural light. One and a half bowl recessed sink with chrome mixer tap, solid wood flooring, radiator. A door leads to:

Utility Room

7'8" x 5'9" (2.34 x 1.76)

A well appointed utility room with space and plumbing for a washing machine and tumble dryer beneath a work surface, also incorporating a stainless steel sink and drainer with chrome taps. Wall mounted cupboards, tiled flooring, radiator. Obscure glazed windows to front elevation in addition to a double glazed window to the side. A door leads out to the side of the property with stone steps leading down to a pathway. A further door opens to:

WC / Shower Room

Very well presented with low-level W.C., pedestal handbasin with traditional style chrome taps, tiled splashback with wall mirror over and corner shower cubicle with thermostatic shower, curved glazed doors and white wall tiling. Continuation of the tiled flooring, radiator, obscure double glazed window to rear enjoying beautiful, far reaching views.

Bedroom One

21'3" x 14'11" (6.48 x 4.57)

A large double bedroom to the rear of the property with tall double glazed windows with window seat beneath, enjoying a delightful view over the communal garden to the beautiful countryside across the valley. Carpeted flooring, radiator, again, beautiful original features such as deep skirtings, fireplace, coving and ceiling rose. Door into:

Jack And Jill Bathroom

A five-piece, Jack and Jill bathroom incorporating a low-level W.C., wall hung handbasin with chrome mixer tap, bidet and panel bath with chrome taps. Separate shower cubicle with thermostatic shower and glazed screens, white wall tiling with decorative border and stone effect, vinyl flooring. White, ladder style, heated towel rail, extractor, tall, obscure glazed window to rear. Useful, recessed storage cupboard housing the wall mounted, gas central heating boiler. A second door gives access to the dining hall.

Bedroom Two / Sitting Room

15'4" x 14'11" (4.68 x 4.57)

A lovely, light and airy room with carpeted flooring, two radiators and beautiful fireplace with tiled hearth. Wall shelving to alcoves, deep skirtings, dado rail, beautiful cornicing and ceiling rose. Sash window to front elevation in addition to a timber glazed door giving access to the sun room. This room is very flexible in use, it can be arranged as a second sitting room or a spacious, double bedroom.

Sun Room

13'5" x 6'5" (4.09 x 1.98)

A fabulous spot to sit and enjoy the sunshine with large, double glazed windows and roof allowing lots of natural light. Wooden flooring, wall lighting.

LOWER GROUND FLOOR

Cellar

20'0" x 14'9" (6.10 x 4.52)

The apartment benefits from excellent storage with a large cellar space accessed from the front of the building, where there are lockable areas for the other apartments and a large, separate room belonging to Flat 1, which could be converted, if desired, subject to planning consent.

OUTSIDE

Communal Gardens

To the rear is a most charming, communal garden for residents' enjoyment with terraced areas laid to level lawn with mature borders leading down to a sunny gravelled area affording tremendous space for al-fresco dining and entertaining or simply relaxing with ample room for outdoor furniture. In front of the apartment there is a well stocked flower bed, with mature shrubs which belongs to Apartment 1.

External Store

There is a useful external store to the side of the building for apartment one. Please note there is an outside tap in here for the use of the garden flat.

Garage

A single garage with electric door, power and lighting providing parking and great storage.

Parking

Parking is available in front of the garage.

TENURE AND NOTES

We are advised by our vendor that the property is leasehold with a 1/4 share of the freehold with the remainder of a 999 year lease from 1993.

The current service charge is £1,968 per annum including buildings insurance, communal gardening and communal electricity.

All the flat owners are directors of Skipton Road Management Company.

A small dog or one cat is allowed.

The property cannot be let.

UTILITES AND SERVICES

The property benefits from mains gas, electricity and drainage.

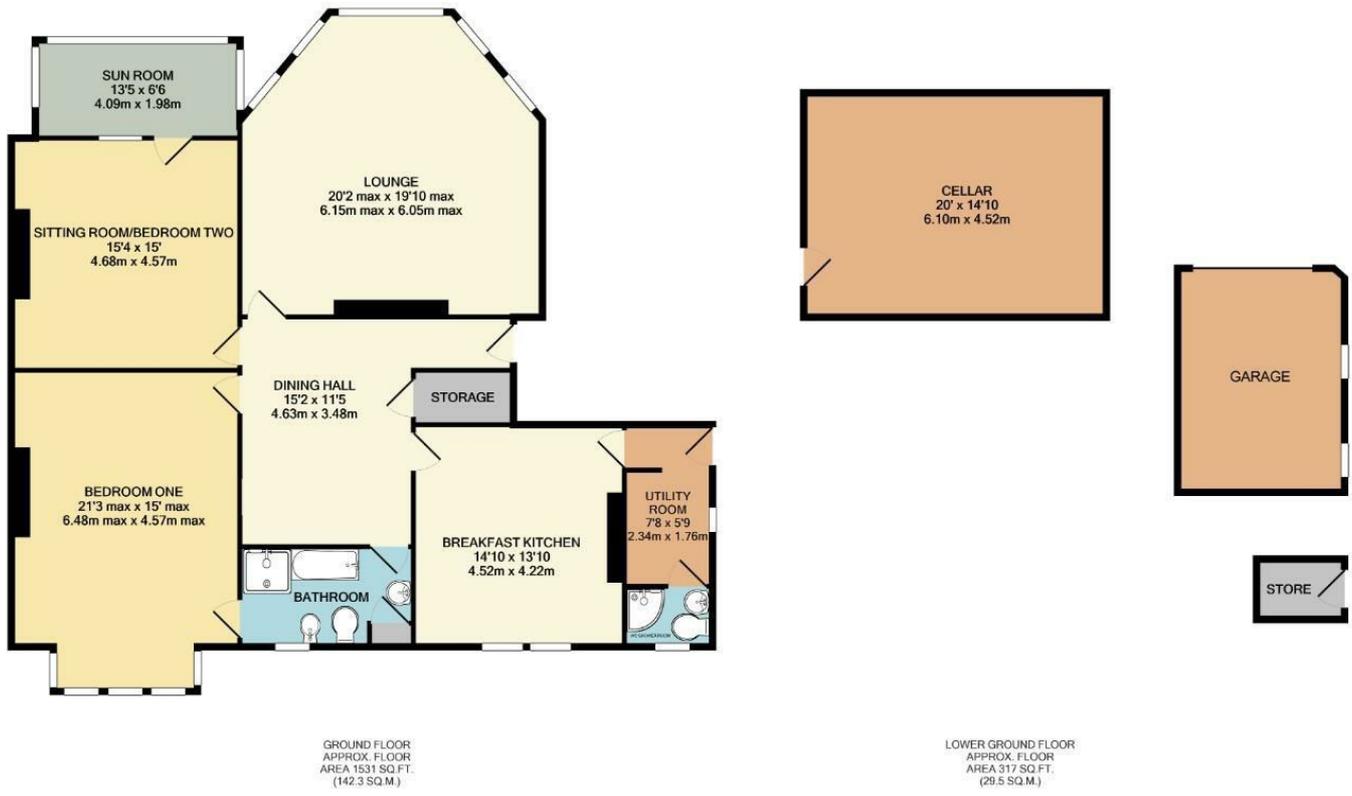
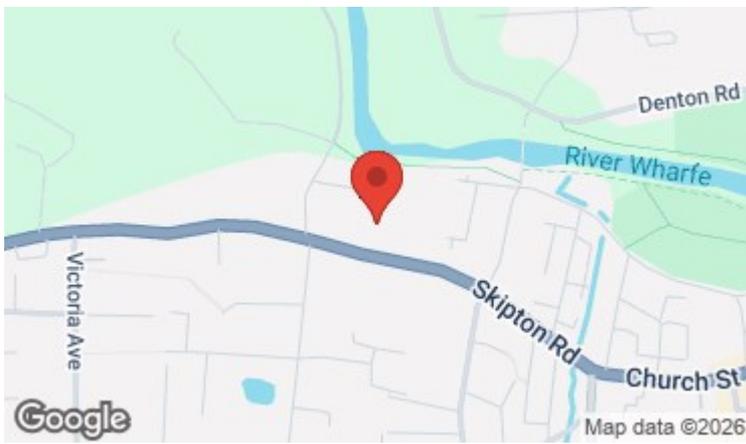
There is Ultrafast Fibre Broadband available to the property.

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



- Beautiful Two Bedroom Ground Floor Apartment
- Single Garage, Off Road Parking And Cellar
- Generously Proportioned Rooms Throughout
- Master Bedroom Enjoying Delightful Views With Jack And Jill Bathroom
- Second Shower Room
- Attractive Breakfast Kitchen With Utility Room Off
- Spacious Lounge With Tall Windows And Log Burner
- Stunning Far Reaching Views
- Level Walk To Ilkley Town Centre And Train Station
- Council Tax Band D

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



TOTAL APPROX. FLOOR AREA (INCLUDING CELLAR & EXCLUDING GARAGE) 1849 SQ.FT. (171.8 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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