

# Harrison Robinson

Estate Agents



**34 Warlbeck, Ilkley, LS29 9RH**

**£550,000**

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## £550,000



### GROUND FLOOR

The accommodation has GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

#### Communal Hallway

A short pathway leads to a communal, front entrance door that opens into the immaculately presented, shared reception hall with a video entry phone system and a short flight of stairs leading to a landing, which provides access to only two apartments.

### FIRST FLOOR

#### Private Entrance Hall

From the first-floor landing one enters a welcoming and spacious reception hallway with room for an item of furniture. A Velux window above the stairs to the bedrooms affords a good degree of natural light. A large under stairs cupboard provides useful storage and houses the new electric consumer unit. Video entry system. Carpeted flooring, radiator and wall light. Space to hang coats.

#### Lounge

26'2" x 11'5" (8.0 x 3.5)

A wonderful living space of lovely proportions in which to relax or entertain, having ample room for a family dining table and several sofas. An Italian marble fire surround and hearth houses a flame effect remote control electric fire creating an attractive, focal point. Coving, carpeting, TV point and radiator. A window to the dining area makes for a bright atmosphere and offers a lovely view across towards Heathcote. Sliding double-glazed patio doors afford tremendous natural light and offer superb views over the manicured gardens and beyond, giving access to:-

#### Balcony

Almost an extension of the living space, this creates a lovely inside/outside ambience. With room for a patio table and chairs and outdoor lighting, this is an ideal spot for relaxing or al fresco entertaining with a pleasant outlook over the croquet lawn and communal gardens. Benefitting from maintenance free, wood effect, UPVC balustrading.

#### Sun Room

6'5" x 6'3" (1.98 x 1.93)

An additional tremendous asset to this wonderful home. Constructed from wood effect UPVC and double glazing, having light and power, this is currently used as a study but is also the ideal spot for relaxing in with a cup of tea and a good book any time of the year, enjoying the beauty of the communal grounds through the seasons.

#### Kitchen

9'10" x 8'10" (3.0 x 2.7)

A beautifully appointed, contemporary kitchen evoking a cottage ambience, fitted with a range of stylish, wooden fronted base and wall units with complementary work surface over with charming, stone coloured tiled splashback. Integrated appliances include a Zanussi double oven, a Zanussi fridge/freezer, a Hotpoint dishwasher, a Samsung ceramic hob with glass splashback and stainless-steel chimney hood and extractor over. Space and plumbing for a washing machine and space for a tumble drier. A large Belfast style sink with traditional style monobloc tap sits beneath a window affording a pleasant view, again towards the iconic Ilkley villa, Heathcote. A cupboard houses the Worcester central heating boiler. LED downlighting, under pelmet lighting and TV point. White, vertical, ladder style radiator. Wood effect ceramic tiled flooring.

#### WC Shower Room

A luxurious, meticulously appointed, contemporary shower room with a white, fully tiled, corner shower enclosure with glazed screen and mains drench shower with separate hand held attachment, a wall mounted wash basin with chrome Monobloc tap and a low level w/c. Fully tiled walls with attractive accent tiles and matching tiled flooring. Chrome, ladder, towel radiator, LED downlighting and extractor fan. Fitted, illuminated wall mirror with demister. This shower room doubles up as a guest cloakroom being situated close to the living space.

### SECOND FLOOR

#### Landing

A broad, carpeted staircase from the first floor with a Velux roof light over, leads to a bright and spacious landing with useful linen cupboard. Access to a part boarded loft space with a mains light and pull switch.

#### Bedroom One

12'5" x 11'5" (3.8 x 3.5)

A great-sized, double room - a haven of peace and calm, with a dormer window with fitted blinds and black out blind to the front elevation offering charming views over the gardens and countryside beyond. Storage is amply catered for with two sets of stylish, fitted wardrobes. Ceiling light, carpeting and TV point.

#### Bedroom Two

11'5" x 10'5" (3.5 x 3.2)

A bright and spacious, double bedroom to the rear elevation. Light floods in through a Velux window with fitted blind operated by remote control, affording aspects up to the moors. Space for a wardrobe, carpeted flooring and radiator. Extremely generous under eaves storage with light.

#### Bedroom Three

9'10" x 7'2" (3.0 x 2.2)

A generous, single room, that would also make a great study if required, with a Velux window with remote control. fitted blind and useful recessed shelf. Great-sized under-eaves store cupboard with light. Carpeting and radiator.

#### Bathroom

Another beautifully appointed, contemporary bathroom. Fitted with a panel bath with mains drench shower over with hand held wand shower attachment and glazed screen, a vanity washbasin with monobloc tap and two drawers and a low-level w/c. Chrome, ladder, towel radiator, illuminated fitted wall mirror with demister, LED downlighting and extractor fan. Fully tiled to the walls with attractive, complementary accent tiles and matching tiled flooring.

### OUTSIDE

#### Single Garage

Located in a very close to the communal entrance door, making it very handy when bringing shopping home. Fitted with a remote control electric door. A mezzanine floor provides useful storage. Separate electric fuse box for the garage. Space to park a car in front.

#### Communal Gardens

The property benefits from immaculately maintained communal gardens and woodland. A pathway through a charming, wooded area via a small footbridge over a stream leads to a locked gate (owners have keys) giving access to Grove Road, with a short walk into central Ilkley and it's many amenities and there is ample visitor parking and driveway parking for one car in front of the garage.

### TENURE

We understand from our vendors that the property is leasehold with approximately 960 years remaining on a 999 year lease from 1st August 1987. The ground rent is £25 per annum and the annual service charge is £3,089 to include all external building repairs, building insurance, heating and lighting of the communal areas, window cleaning and maintenance of the communal gardens. The management company is Warlbeck Management Company/Carling Jones. The Freehold is shared between the twenty Warlbeck owners with each property being issued with one share. One cat or one caged bird is permitted. No dogs are allowed although visiting dogs are permitted.

### NOTES

There is no age restriction. One cat or one caged bird is permitted. The property is located within the Ilkley conservation area and tree preservation orders are in place.

### UTILITIES & SERVICES

The property benefits from mains gas, electricity and drainage.

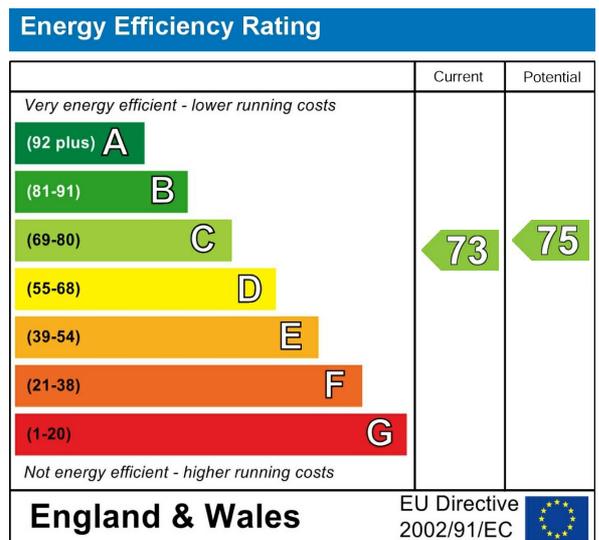
It has Superfast Fibre broadband.

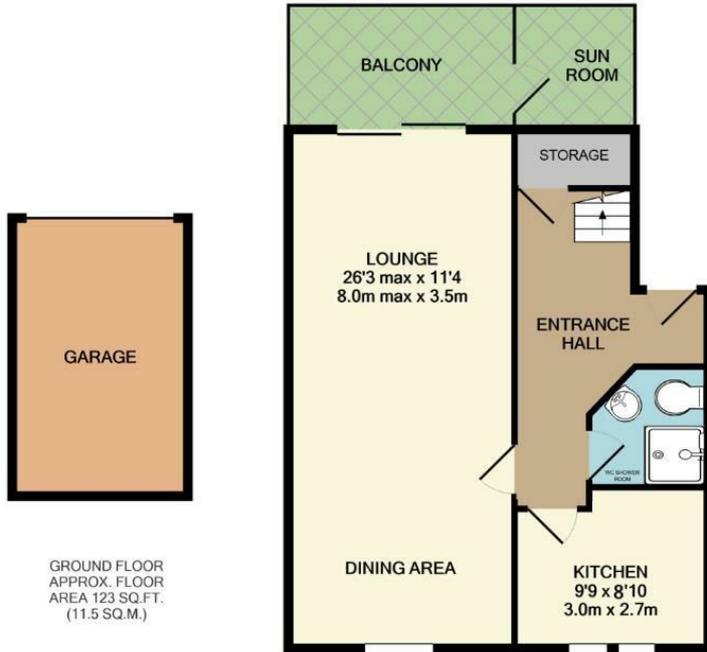
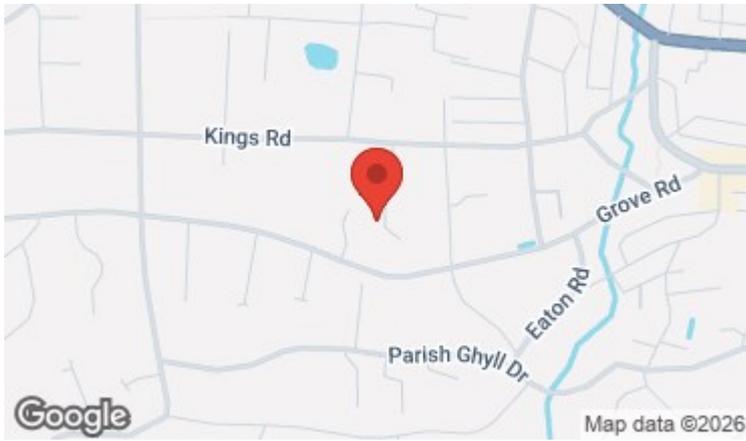
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

Tel: 01943 968 086



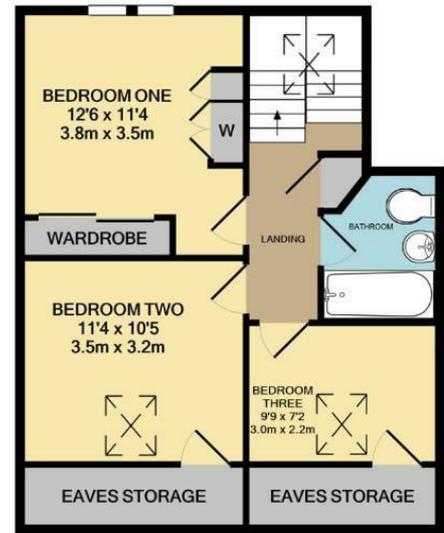
- Three Bedroom Duplex Apartment
- Highly Regarded Development In A Prestigious Location
- Fully Renovated To A High Standard & Immaculately Presented
- Great-Sized Balcony & Sunroom
- Beautifully Appointed Kitchen & Generous Through Lounge/Dining Room
- Stylish Shower Room & Bathroom
- Single Garage & Driveway Parking
- Magnificent Communal Gardens
- A Short Stroll Into Ilkley Town Centre
- Council Tax Band E





GROUND FLOOR  
APPROX. FLOOR  
AREA 123 SQ.FT.  
(11.5 SQ.M.)

FIRST FLOOR  
APPROX. FLOOR  
AREA 522 SQ.FT.  
(48.4 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 528 SQ.FT.  
(49.0 SQ.M.)



TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 1173 SQ.FT. (109.0 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.