

# Harrison Robinson

Estate Agents



**2 Alexandra Villas Crossbeck Road, Ilkley, LS29 9JP**

**£199,950**



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## GROUND FLOOR

### Private Entrance Hall

A part obscure glazed uPVC entrance door opens into a welcoming entrance hall with smart, oak panelled doors opening into the principle rooms. Laminate flooring, ceiling light, radiator with shelf over. A deep, walk-in cupboard housing the gas central heating boiler and with useful shelving provides excellent storage. A hatch gives access to a spacious, part boarded loft area.

### Living Dining Kitchen

20'11" x 11'5" (6.40 x 3.50)

A spacious, light and airy living dining kitchen: the kitchen being fitted with solid wood cabinetry with attractive handles, complementary worksurfaces and tiled splashbacks. There is plenty of room here for a dining table, if desired. Integrated appliances include electric oven, microwave, four ring electric hob with stainless steel and glass extractor over, under counter fridge and separate, under counter freezer, washer dryer and slimline dishwasher. A one and a half bowl stainless steel sink and drainer with chrome mixer tap sits beneath two, double glazed windows overlooking the beautiful communal gardens. Downlighting and tiled flooring. The freshly carpeted living area, with two radiators, is a lovely, comfortable space with plenty of room for furniture and patio doors leading out to a paved courtyard. Altogether, this is a most sociable room.

### Bedroom One

11'5" x 10'9" (3.48 x 3.28)

A double bedroom with newly carpeted flooring, double glazed window overlooking the delightful, communal lawned gardens, fitted wardrobes and radiator.

### Bedroom Two

12'7" x 7'4" (3.86 x 2.24)

A small double/large single bedroom with brand new carpet, double glazed window and radiator.

### WC Shower Room

With low level W.C, pedestal handbasin with chrome mixer tap, tiled splashback and wall mirror over and walk-in shower with

thermostatic shower, fully tiled walls and glazed door to half height. Radiator, laminate flooring, downlighting, extractor. Obscure double glazed window.

## OUTSIDE

### Allocated Parking

The property benefits from an allocated parking space by the entrance door.

### Communal Grounds

The property enjoys a delightful setting amongst communal lawned grounds bound by stone walling with gates giving access to Ilkley Moor where one can enjoy fabulous walks. Mature shrubs maintain privacy and areas of attractive planting add to the lovely feel. Directly outside the living dining kitchen is a paved patio area perfect for sitting out and enjoying the peace and quiet and afternoon and evening sunshine.

## NOTES

We are advised by our vendor that the bungalow is leasehold with the remainder of a 125 year lease from 2007.

The current service charge is £3,700 per annum including buildings insurance, maintenance of the communal grounds, water, gas and electricity.

The ground rent payable is £100 per annum.

The property owner must be over 55 years old.

## UTILITIES AND SERVICES

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

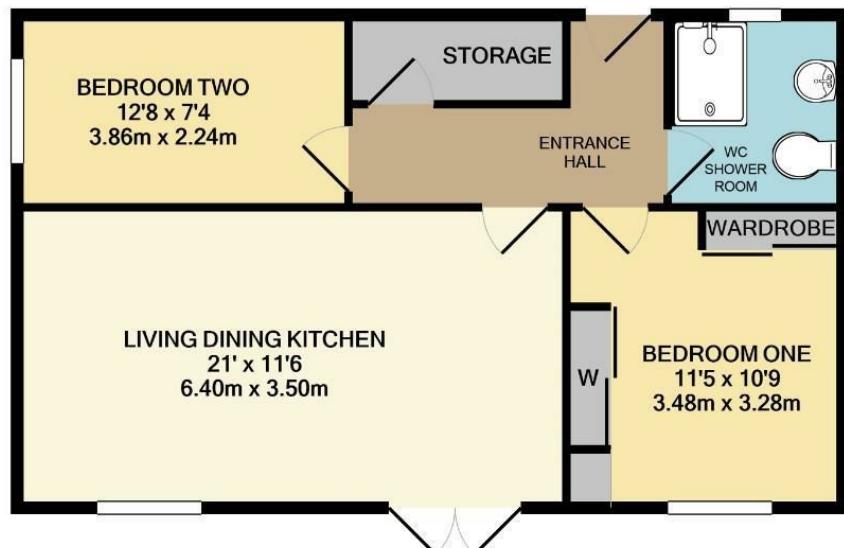
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



- **\*\*\*No Onward Chain\*\*\***
- Two Bedroom Bungalow
- Spacious Living Dining Kitchen With Patio Doors
- Modern Shower Room
- Charming Communal Gardens
- Allocated Parking Space Close To Entrance Door
- Delightful Quiet Location Close To Ilkley Moor
- Walking Distance To Ilkley Centre And Train Station
- Residents Must Be Over 55 Years Old
- Council Tax Band C

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		76
(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	



TOTAL APPROX. FLOOR AREA 594 SQ.FT. (55.2 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



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