

# Harrison Robinson

Estate Agents



**Flat 3 Eldermer House, 10 Grove Road, Ilkley, LS29 9PE**  
**Guide Price £335,000**

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# Flat 3 Eldermere House, 10 Grove Road, Ilkley, LS29 9PE

## Guide Price £335,000



### GROUND FLOOR

#### Communal Entrance

A smart, heavy, timber entrance door with two glazed panels with opaque glazing and opaque glazed transom light over etched with the name Eldermere House opens into an immaculately presented, communal entrance hall. A timber framed, double-glazed, sash window to the side elevation allows for ample natural light. Oak effect, laminate flooring, wall mounted electric heater and broad, carpeted staircase leading to the upper floors where Flat 3 is to be found. Useful, storage cupboard.

### FIRST FLOOR

#### Entrance Porch

A timber entrance door opens into a small porch, handy for hanging coats and storing shoes with carpeted flooring. A second door opens into the entrance hall.

#### Private Entrance Hall

An L-shaped entrance hall with carpeted flooring, radiator and wall shelving, with doors opening into two double bedrooms and the three-piece house bathroom. A further door opens into the lounge with kitchen off.

#### Lounge / Dining Room

17'3" x 16'10" (5.28 x 5.14)

A spacious, dual aspect, light and airy lounge with tall, double glazed sash windows enjoying wonderful views up to Ilkley Moor with beautiful trees in the communal garden. Carpeted flooring, radiator, attractive wall panelling beneath the windows. There is ample room for comfortable furniture and a dining table. Open to:

#### Kitchen

10'0" x 6'11" (3.05 x 2.12)

Immaculately presented with soft grey, Shaker style cabinetry with under cabinet lighting, stainless steel cup handles Quartz worksurfaces and tall Quartz splashbacks. Incorporating a full complement of integrated appliances including fridge/freezer, washer/dryer, slimline dishwasher, electric oven, microwave and four ring induction hob with extractor over. Inset, stainless steel sink with chrome mixer tap, wall shelving, useful drawers. Laminate flooring, ceiling lights.

#### Bedroom One

13'5" x 11'0" (4.10 x 3.36)

A good sized, dual aspect double bedroom with double glazed windows allowing natural light, carpeted flooring and radiator. A cupboard with hanging rail and shelf provides storage and also houses the gas central heating boiler.

#### Bedroom Two

10'0" x 6'11" (3.05 x 2.13)

A very well presented, double bedroom with carpeted flooring, double glazed sash window to the side elevation and radiator. Wall mounted, fold down desk, wall shelving.

#### Bathroom

Beautifully presented with low-level W.C., handbasin with chrome mixer tap set in a vanity cupboard and panel bath with thermostatic drench shower, folding glazed screen and attractive, marble effect wall and floor tiling. Wall mounted mirror with adjacent lights, extractor, chrome, ladder style, heated towel rail.

### OUTSIDE

#### Communal Grounds

Eldermere House enjoys beautifully landscaped gardens, principally located to the front of the property. Meticulously maintained, there are established shrubs, plants and trees as well as a stream to be enjoyed by the residents.

#### Off Road Parking

Wrought iron, electric gates open from Grove Road onto a driveway leading to the allocated parking spaces. Flat Three benefits from one, private, allocated parking space with EV charger to the rear of the property. There is also a visitor parking space to the front.

### NOTES AND TENURE

We are advised by our vendor that the property is leasehold with a share of the freehold with the remainder of a 999 year lease from 2004.

The service charge is £1,620 per annum to include building insurance, gardening, window cleaning and communal area cleaning.

Eldermere Court Management Ltd administered by Green Partnership.

Pets are not allowed.

### UTILITIES AND SERVICES

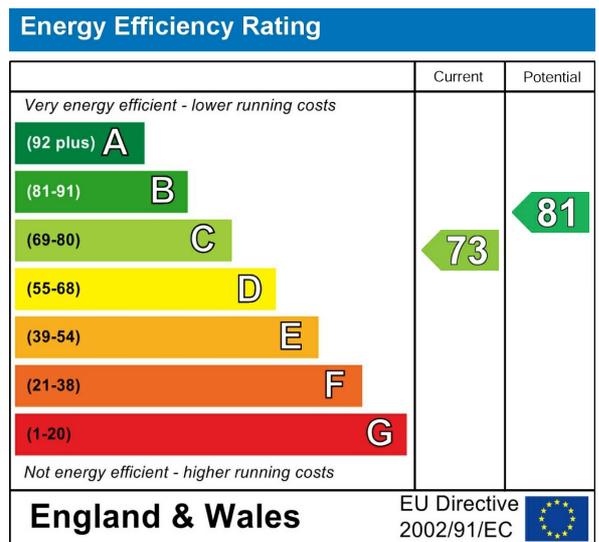
The property benefits from mains gas, electricity and drainage.

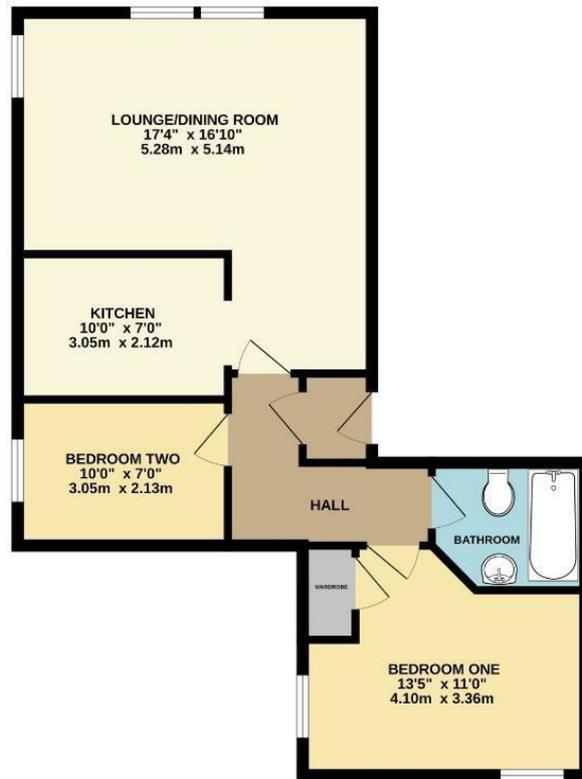
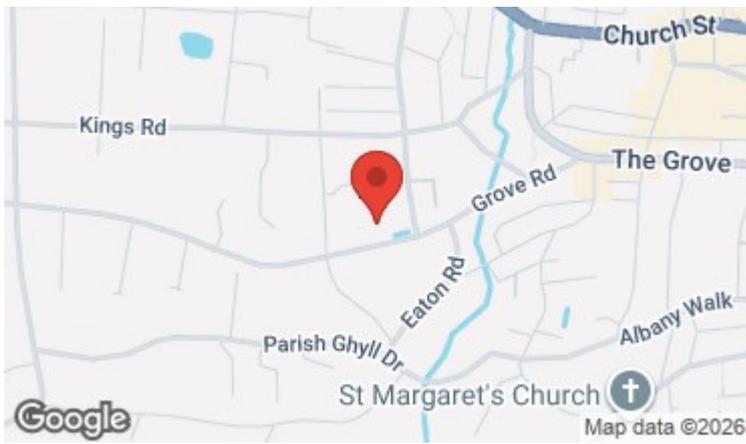
There is Ultrafast Fibre Broadband shown to be available to this property.

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



- \*\*\*No Onward Chain\*\*\*
- First Floor Two Bedroom Apartment
- Beautifully Presented Throughout
- Immaculate Kitchen With Integrated Appliances
- Neutral Fresh Decor Throughout
- Wonderful Views
- Spacious Dual Aspect Living Area
- Allocated Off Road Parking
- Walking Distance To Central Ilkley And Train Station
- Council Tax Band C





**TOTAL APPROX. FLOOR AREA 619 SQ.FT. (57.5 SQ.M.)**  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.