Harrison Robinson

Estate Agents

Flat 2 Eldermere House, 10 Grove Road, Ilkley, LS29 9PE

£345,000

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GROUND FLOOR

Communal Entrance Hall
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. Useful, storage cupboard. A solid, timber entrance door opens into:

Private Entrance Hall
A good-sized entrance hall is an ideal environment in which to greet friends and family. Carpeted flooring and great-sized understairs storage cupboard. A further door opens into:

Hall
A generous hallway, which provides access to all principal rooms. Deep cornicing, carpeting and radiator. Room for several items of furniture and there is even an area for a desk for anyone working from home. Video entry phone.

Lounge
15'10" x 15'3" (4.83 x 4.65)
A stunning room, which exudes an ambiance of elegance and grandeur courtesy of the generous proportions, high ceilings, deep cornicing, and beautiful, large, bay window, which is south facing and affords a beautiful aspect over the meticulously tended, communal gardens and Grove Road. A painted, ornate, timber fire surround with marble hearth and fireback provides a lovely focal point. Carpeting, radiator, TV point and matching central light fitting and wall lights. There is ample room here for a large sofa, armchairs and a dining table.

Kitchen
13'1" x 7'6" (4.01 x 2.31)
A well-appointed kitchen fitted with oak effect base and wall units incorporating cupboards, drawers and shelving with complementary black, granite worksurface and splashback. Integrated appliances include a Logik washing machine, a fridge/freezer and an electric oven with black, ceramic, four ring gas hob with chimney hood and extractor over. Space for a dishwasher and tumble drier if desired. Tile effect, neutral vinyl flooring, under unit lighting and radiator. A tall window to the west facing side elevation allows the light in and offers a pleasant aspect over the communal gardens.

Bedroom One
14'9" x 12'0" (4.52 x 3.66)
A most spacious Master bedroom benefitting from dual aspect windows affording a lot of natural light. Carpeting, radiator and TV point. A cupboard houses the Worcester central heating boiler and the hot water cylinder. A door opens into:

En Suite Shower Room
A modern en suite comprising of a glazed shower cubicle with mains shower, a wall hung washbasin with monobloc tap and a low-level w/c. Fully tiled around the shower with tiling to half height elsewhere. Complementary tile effect vinyl flooring. Large, fitted wall mirror, lockable medical cabinet, radiator and extractor fan.

Bedroom Two
12'0" x 7'10" (3.66 x 2.39)
A good-sized, single bedroom with carpeting, radiator and TV point. A tall window to the west facing side elevation allows for ample natural light.

Bathroom
A spacious, modern, immaculately presented house bathroom, fitted with a traditional suite incorporating a bath with traditional style taps and mains shower over, a pedestal washbasin with traditional style taps and a low-level w/c. Fully tiled around the bath and half tiled elsewhere with complementary tile effect, vinyl flooring. Large, fitted wall mirror, mirrored wall cabinet and extractor fan.

OUTSIDE

Driveway & Parking
Wrought iron, electric gates open from Grove Road onto a driveway leading to the allocated parking spaces. Flat Two benefits from one private allocated parking space to the rear of the property. There is also a visitor parking space for the use of visitors to Eldermere House to the front.

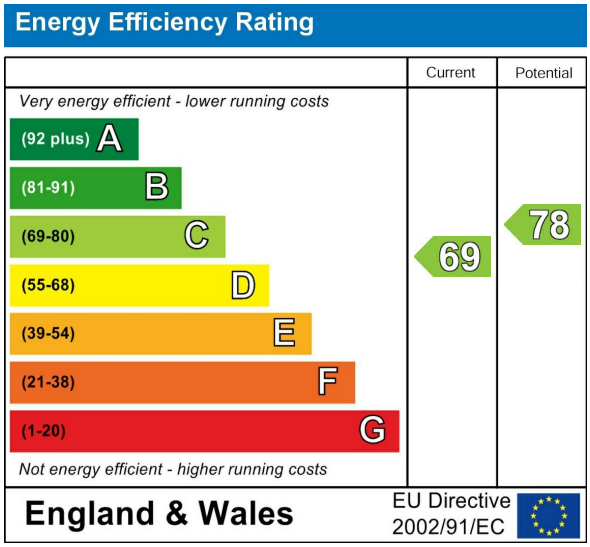
Communal Gardens
Eldermere House enjoys beautifully landscaped gardens, principally located to the front of the property. Meticulously maintained, there are established shrubs, plants and trees as well as a stream to be enjoyed by the residents.

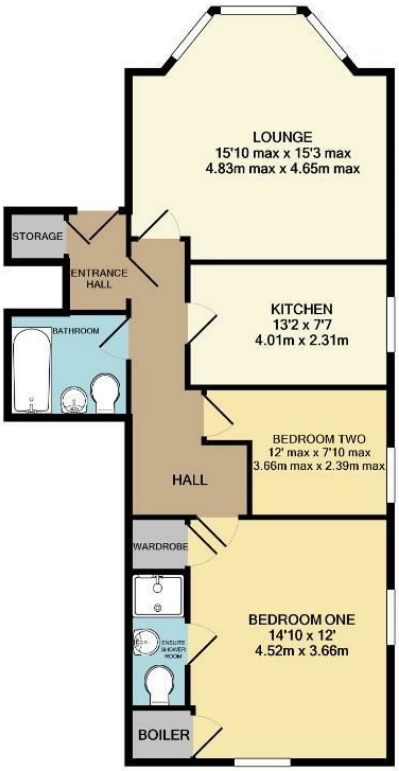
NOTES
We are advised by our vendor that the property is leasehold with a share of the freehold with the remainder of a 999 year lease from 2004.
The service charge is £2004 per annum to include building insurance, gardening, window cleaning and communal area cleaning.
Eldermere Court Management Ltd administered 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.

Tel: 01943 968 086

- NO ONWARD CHAIN
- Ground Floor Apartment
- Two Bedrooms Including Master En Suite
- Impressive Generously Proportioned Lounge
- Modern Fitted Kitchen & Bathrooms
- Secure Gated Entrance
- Allocated Parking Space
- Share of the Freehold
- Highly Regarded Location A Few Minutes' Walk From The Grove
- Council Tax Band D





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TOTAL APPROX. FLOOR AREA 776 SQ.FT. (72.0 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

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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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