

Harrison Robinson

Estate Agents



Flat 4 West View House, 8 West View, Ilkley, LS29 9JG

Price Guide £350,000

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GROUND FLOOR

Communal Entrance Hall

A solid timber entrance door opens into an entrance porch with beautiful floor tiling. A further door opens into the communal entrance hall. Carpeted flooring, doors open into the other ground floor apartments and a staircase leads to the upper floors.

Private Entrance Hall

A timber door opens into a welcoming private entrance hall. Doors open into the lounge kitchen two double bedrooms and the bathroom. Would effect Carmine flooring high ceilings coving. Telephone entry system.

Open Plan Living Kitchen Diner

16'0" x 14'5" & 9'10" x 4'11" (4.9 x 4.4 & 3.0 x 1.5)

A generously proportioned sitting room with beautiful, arched, double glazed sash windows to the front of the property enjoying stunning, long distance views and allowing ample natural light. Charming wooden shutters fold out from either side of the bay window. Carpeted flooring, vertical radiator. An electric stove in a recessed fireplace provides a delightful focal point to the room. Fitted cupboards to one alcove. Open to a beautifully presented kitchen with soft grey, Shaker style cabinetry and wood effect work surfaces and upstands. Appliances include dishwasher, undercounter fridge and beautiful gas oven with four ring gas hob with extractor over. Stainless steel, circular sink with chrome mixer tap, downlighting, pale, wood effect vinyl flooring. Slim, contemporary style, vertical radiator.

Bedroom One

13'5" x 12'5" (4.1 x 3.8)

A beautifully presented, generous double bedroom to the rear of the apartment with a tall, double glazed sash window overlooking the delightful communal garden. Carpeted flooring, radiator, high gloss, floor to ceiling fitted wardrobes in addition to wall mounted cupboards. There is ample room for additional bedroom furniture, if desired.

Bedroom Two

18'0" x 9'2" (5.5 x 2.8)

A second double bedroom to the rear of the apartment, again with a tall, double glazed sash window overlooking the lovely communal garden. Wardrobes with sliding doors, ample room for bedroom furniture, carpeted flooring, radiator.

Bathroom

A beautifully presented, three-piece bathroom with low-level W.C., with concealed cistern in a vanity unit, handbasin with chrome, waterfall tap with deep, vanity drawer beneath. Panel bath with telephone style, thermostatic shower and glazed screen. White wall tiling, downlighting, grey, ladder style, heated towel rail. Tile effect vinyl flooring, space and plumbing for a washing machine with useful surface over.

OUTSIDE

Communal Gardens

The apartment benefits from the use of delightful communal gardens both to the front and rear of the building. The front garden has Yorkshire stone paving behind low stone walling and smart railings with benches where the residents can sit and enjoy the views. To the rear the garden is predominantly lawned with mature shrubs and planting to borders.

TENURE

Our vendor advises us that the lease has been renewed in July 2024 and now has the remainder of 999 years with a share of the Freehold.

The service charge is £133.88 per month and includes buildings insurance, window cleaning, external maintenance of the property including painting of the windows and gardening.

All the apartment owners are directors of the property management company, West View House Ltd.

Cats are allowed, there is a covenant in the lease to say dogs are not allowed.

UTILITIES AND SERVICES

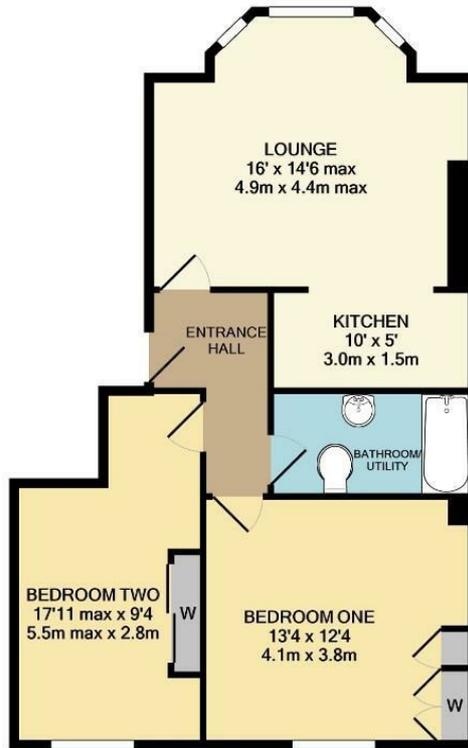
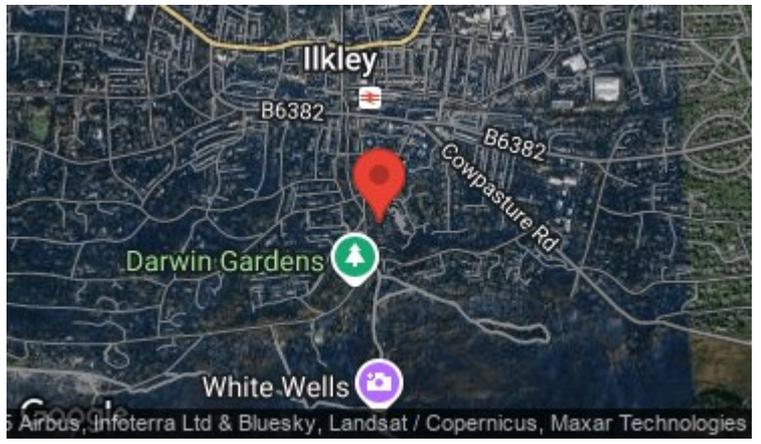
The property benefits from mains gas, electricity and drainage. Ultrafast Fibre Broadband is shown to be available to this property. There is currently Virgin cable.

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



- Delightful Two Double Bedroom Ground Floor Apartment
- Beautiful Contemporary Styling Throughout
- Lovely Communal Gardens To Front And Rear
- Spacious Lounge With Newly Installed Sash Bay Window
- High Ceilings Adding To The Spacious Feel
- Well Presented Three Piece Bathroom
- Two Double Bedrooms With Fitted Furniture
- Stunning Long Distance Views
- Walking Distance To Central Ilkley And Train Station
- Council Tax Band C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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 	



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TOTAL APPROX. FLOOR AREA 645 SQ.FT. (59.9 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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