

# Harrison Robinson

Estate Agents



**15 Listers Court Cunliffe Road, Ilkley, LS29 9DZ**

**Price Guide £205,000**



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## GROUND FLOOR

### Communal Entrance

A covered entrance with secure double doors opening into the communal entrance hall. Stairs and lift lead to the upper floors.

### Private Entrance

A door opens into the welcoming, private entrance hall of apartment 15 where doors give access to all the principle rooms. Carpeted flooring, radiator. Storage cupboards, one housing the hot water cylinder.

### Lounge

22'6" x 11'5" (6.86 x 3.49)

A spacious lounge with two, double glazed windows to the front, southerly elevation. Ample space for a dining table. Wall mounted entry phone system, carpeted flooring, radiator. A marble fireplace and hearth with timber surround is the ideal spot for an electric fire or stove creating a focal point to this room. An archway leads through to the:

### Kitchen

11'5" x 8'0" (3.49 x 2.44)

Well presented with a range of white, high gloss base and wall units with under cabinet lighting, stainless steel handles and complementary worksurfaces and splashbacks. Electric oven with four ring electric hob and stainless steel extractor hood over, one and a half bowl, stainless steel sink with chrome mixer tap. Space and plumbing for a washing machine and dishwasher. Laminate flooring.

### Bedroom One

16'4" x 9'2" (5 x 2.8)

A lovely, double bedroom with double glazed window, carpeted flooring and radiator. Wall lights, recessed wardrobe.

### Bedroom Two

13'9" x 6'2" (4.2 x 1.88)

A double bedroom with a double glazed window to the front elevation, carpeted flooring and radiator.

### Shower Room

With low level w/c, pedestal hand basin with chrome taps and corner shower with electric shower and curved, glazed screens. Neutral wall tiling, complementary floor tiles.

## COMMUNAL AREAS

### Lounge

There is a light and airy residents' lounge on the ground floor with comfortable furniture, a lovely spot to sit and enjoy a chat.

### Laundry Room

Also, on the ground floor is a laundry room for the use of residents.

## OUTSIDE

### Communal Gardens

Residents can enjoy the use of the beautifully maintained, communal grounds.

### Parking

There is a communal car park for the use of residents.

## NOTES

We are advised by our vendor that there is the remainder of a 189 year lease from 1999.

The service charge is £266.84 per month to include: repairs to communal areas, garden and outdoor maintenance, lift maintenance, cleaning of communal areas, communal lighting and power, gas services and charges.

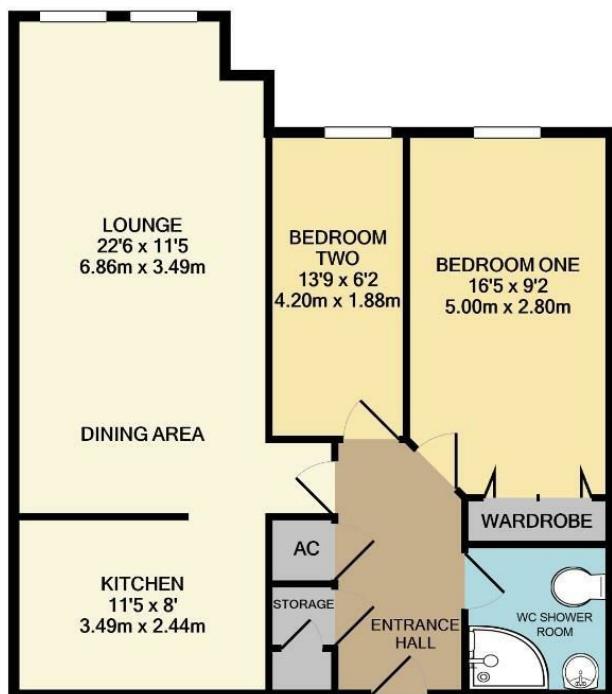
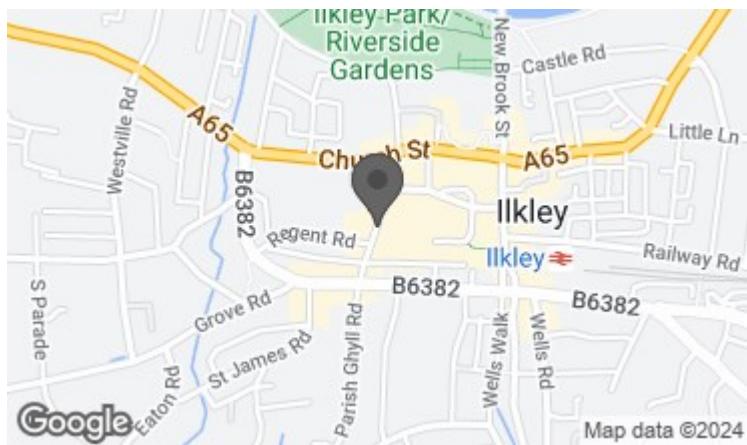
Pets are not allowed other than an assistance dog.

## UTILITIES AND SERVICES

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

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





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TOTAL APPROX. FLOOR AREA 732 SQ.FT. (68.0 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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