

# Harrison Robinson

Estate Agents



**1 The Mount Ben Rhydding Drive, Ilkley, LS29 8AQ**

**Guide Price £450,000**

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## Guide Price £450,000



### GROUND FLOOR

#### Entrance Hall

An obscure glazed entrance door opens into a welcoming entrance hall with carpeted flooring, radiator and double glazed window with plantation shutters. Doors open into the lounge, cloakroom and under stairs storage cupboards. This is a lovely spot to greet friends and family.

#### Lounge

14'4" x 11'0" (4.37 x 3.36)

A beautiful, comfortable lounge with carpeted flooring, radiator and double glazed French doors with attractive plantation shutters leading out to a delightful, private balcony enjoying stunning views. A double glazed window to the side of the property allows further natural light. Sliding, glazed doors open to the kitchen.

#### Kitchen

11'0" x 11'0" (3.36 x 3.36)

Immaculately presented with a range of light taupe cabinetry with under cabinet lighting, complementary worksurfaces and upstands and a full range of high-quality integrated appliances including a Siemens electric oven and combination microwave oven, AEG induction hob with glass splashback and stainless steel extractor over, Neff dishwasher and fridge freezer. Complementary floor tiles, low level fan heater, recessed ceiling lights, extractor. One and a half bowl stainless steel sink with chrome mixer tap beneath two, double glazed windows affording stunning Wharfe Valley views, also overlooking the private balcony and beautiful fountain in the communal gardens.

#### Cloakroom / W.C.

Beautifully presented with low-level W.C. with concealed cistern, wall hung handbasin with chrome mixer tap and neutral wall and floor tiling. Recessed ceiling lights, extractor, chrome, ladder style heated towel rail. Wall mounted, mirror fronted vanity cupboard with light. A door opens to a most useful storage room with shelving, where previously there was a bath, which could be reinstated, if desired.

### FIRST FLOOR

#### Landing

A carpeted staircase with painted timber balustrading leads to the first floor of the property, where one finds doors opening into two, good sized double bedrooms, a study and a beautiful, three-piece shower room. A recessed cupboard with shelving provides useful storage. A double glazed window to the side elevation with plantation shutters allows natural light and affords lovely countryside views.

#### Bedroom One

12'11" x 11'0" (3.94 x 3.36)

A lovely double bedroom with carpeted flooring, radiator and double glazed windows with plantation shutters enjoying fabulous Wharfe Valley views. A range of high-quality fitted wardrobes, cupboards and drawers provide excellent storage.

#### Bedroom Two

11'0" x 9'6" (3.36 x 2.92)

A lovely, second double bedroom with carpeted flooring, double glazed windows, again with plantation shutters and affording beautiful long distance countryside views, with radiator beneath. Fitted with floor to ceiling, high-quality wardrobes providing excellent storage.

#### WC Shower Room

Immaculately presented with low-level W.C. with concealed cistern, wall hung handbasin with chrome mixer tap and large, walk-in shower with thermostatic shower, glazed screen and neutral, waterproof wall boarding. Complementary wall and floor tiles, tall, chrome, ladder style heated towel rail, recessed ceiling lights, extractor. Wall mounted, mirror fronted vanity cupboard with light.

#### Study

6'5" x 5'6" (1.98 x 1.70)

A home office with space for a desk and drawers with carpeted flooring, radiator and double glazed window with plantation shutters.

### OUTSIDE

#### Private Balcony

A stand out feature of this unique property is the private balcony with room for outdoor furniture to sit and enjoy the fabulous, long distance views. With low stone walling, smart glass and metal balustrading, artificial grass and space for flowering pots this is a lovely spot to enjoy.

#### Communal Grounds

1 The Mount is situated within the 23 acres of beautifully landscaped grounds and is located close to the main amenities of Audley Clevedon retirement village. There are gravelled areas with mature borders and flowering pots with benches for residents to sit and enjoy the surroundings and fabulous open countryside. A terrace with outdoor furniture and lawned areas with manicured hedging are attractive features for residents and visitors to enjoy.

#### Parking

There is an allocated parking space close to the entrance of the house.

### NOTES AND TENURE

We are advised by our vendors that the property is leasehold with a monthly service charge of £1,260 with an annual ground rent of £500. This includes a credit of

£108 in the restaurant/bistro bar each month. The property is leasehold with the remainder of a 125 year lease from 2016.

Flexible care packages are available through Audley Care, if required.

Pets are allowed.

Please note that on resale 1% per year of ownership of the value of the property is payable to Audley Clevedon.

### UTILITIES AND SERVICES


The property benefits from mains gas, electricity and drainage.

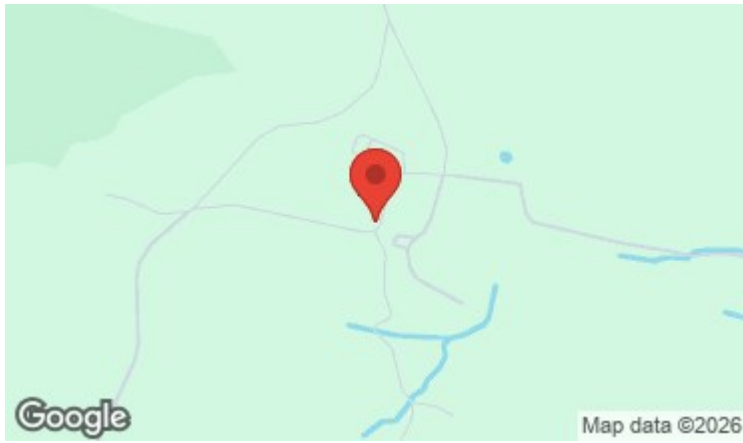
There is Ultrafast Fibre Broadband shown to be available to this property.

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

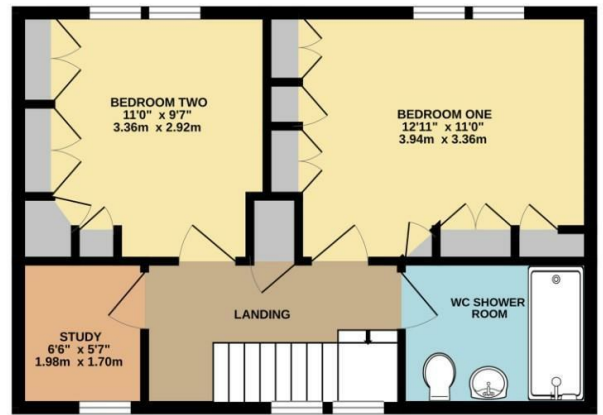


- Immaculate Two Double Bedroom Link Detached House
- Delightful Private Balcony Off The Lounge With Stunning Views
- Breakfast Kitchen With High Quality Integrated Appliances
- Useful Home Office
- Downstairs Cloakroom / WC
- Beautiful Neutral Decor Throughout
- Smartly Presented Shower Room
- Close To Local Amenities And Stunning Countryside
- Council Tax Band E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>100+</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



GROUND FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



FIRST FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 sq.m.) approx.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.