Harrison Robinson

Estate Agents

# Flat 4, 8 Wilton Road, Ilkley, LS29 9PG

## £290,000

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# Flat 4, 8 Wilton Road, Ilkley, LS29 9PG
# £290,000

## GROUND FLOOR

The property is approached via a level pathway with well stocked borders and manicured hedging, leading to a multi-panelled, glazed front door opening into a communal reception hallway, shared by the four flats. Useful private storage cupboards for each apartment.

## FIRST FLOOR

### Reception Hallway

Newly carpeted stairs lead to the first floor with a large, glazed window affording ample natural light. From the landing a door gives access to the private reception hallway with solid oak flooring, radiator and downlighting. A hatch with fitted, pull down ladder gives access to a large loft area with light, which could be converted to give additional bedrooms, if desired (STPC).

### Lounge

16'8" x 15'5" (5.1 x 4.7)

A spacious, well-proportioned dual-aspect sitting room with feature, contemporary fireplace having an electric, stove effect fire. Ample space for a dining table, this is a most charming space in which to relax and entertain. A double glazed, feature bay window allows natural light to flood in and affords glimpses over the garden. Three radiators, carpeted flooring and downlighting. Open to:

### Kitchen

12'5" x 7'6" (3.8 x 2.3)

A stylish, contemporary kitchen fitted with a range of soft white, gloss wall and base units and pan drawers, with black granite effect worksurfaces incorporating a modern, dark composite sink with mixer tap over. A full complement of integrated appliances include an eye-level Bosch double oven, black, ceramic, four ring gas hob with black chimney hood over. Washing machine, dishwasher, fridge/freezer and eye level, stainless-steel microwave. Two windows afford ample natural light, one with stunning long distance Wharfe Valley views. A cupboard houses the Ideal central heating boiler. LED downlighters, under unit pelmet lighting, light wood effect flooring with under floor heating.

### Bathroom

A contemporary bathroom certainly continues to evoke the wow factor, fitted with a ‘P’ shaped panel bath with chrome, wall mounted controls and shower over, and glass shower screens, pedestal washbasin with monobloc mixer tap and w/c with concealed cistern. Fully tiled flooring with ceramic, driftwood effect tiling and grey panelling creating a most stylish feel. A double-glazed window with obscure glazing adds to the bright atmosphere. Low voltage downlighting and useful cabinet.

### Bedroom One

13'5" x 10'5" (4.1 x 3.2)

A multi-paned glass door opens into a spacious, contemporary double bedroom with double-glazed window allowing a good amount of natural light to flood in and affording stunning Wharfe Valley Views. Fitted wardrobes, carpeted flooring and radiator.

### Bedroom Two

13'5" x 9'6" (4.1 x 2.9)

A multi-paned glass door opens into a further, good sized, double bedroom with double-glazed window allowing a good amount of natural light. Carpeted flooring, radiator, fitted wardrobes.

## OUTSIDE

### Garage And Communal Gardens

To the front of the property a stone pathway with railings leads to the glazed entrance door. A driveway leads up to a row of single garages, one for each apartment. The communal gardens are laid mainly to lawn with mature borders, creating privacy.

### Parking

There is on road parking close to the entrance.

## NOTES AND TENURE

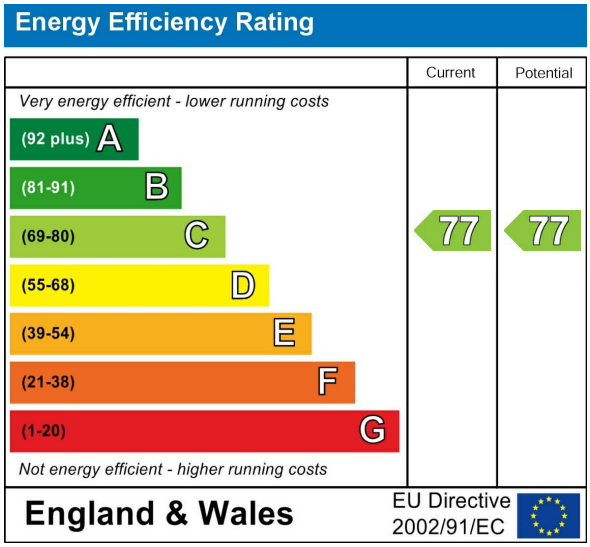
We are advised by our vendor that the property is leasehold with a share of the freehold with the remainder of a 999 year lease from 1971. The following charges are applicable:
£40 per month for window cleaning and upkeep of the communal garden.
Buildings Insurance approximately £200 per annum.
£150 per annum for tree pruning.

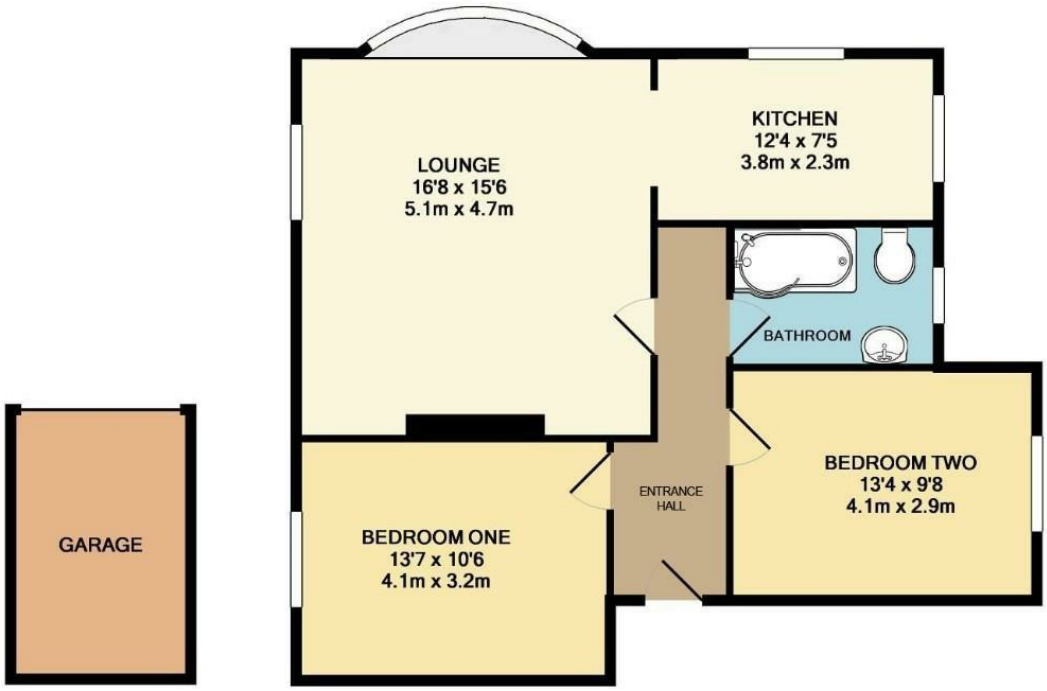
## UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.
Ultrafast Fibre Broadband is 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**

- Two Double Bedroom First Floor Apartment
- Highly Regarded Central Location
- Neutral Styling Throughout
- Comfortable Lounge With Ample Room For A Dining Table
- Contemporary Kitchen And Bathroom
- Single Garage And Off Street Parking
- Lovely Long Distance Views
- Walking Distance To Excellent Schools, Train Station And Town Centre
- Highly Regarded Location
- Council Tax Band D



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TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 848 SQ.FT. (78.8 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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