Harrison Robinson

Estate Agents

3 Wheatley Close, Ilkley, LS29 8BF

£379,950

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FIRST FLOOR

From the bright and spacious communal entrance hall, stairs lead up to the first floor. Private entrance door leads into this 1,462 sq ft apartment:

Entrance Hall

A bright and spacious entrance hallway - ideal for receiving friends and family. Telephone intercom system, carpeting and central heating radiator. Room for several items of furniture. A carpeted staircase with stylish, contemporary, oak balustrade leads to the first floor and a doorway with glazed, side panel opens into:

Dining Kitchen

20'4" x 14'9" (6.2 x 4.5)

A bank of three UPVC double-glazed windows to the front aspect allow the natural light to flood into this most spacious living kitchen dining area. The contemporary kitchen benefits from a range of stylish, wooden fronted kitchen units at base and wall level with black, granite worksurfaces over and contrasting splashback tiling, an integral AEG stainless-steel, eye level, double oven, an inset stainless-steel, one and a half bowl sink and drainer with chrome mixer tap over, a black, ceramic, induction hob with stainless-steel extractor hood over, an integral dishwasher and space from a fridge freezer. Dark grey, slate effect, vinyl flooring to the kitchen area with downlighting. This is a great space in which to cook and entertain. The carpeted dining area with radiator and downlighting has ample room for a large, family dining table and one can imagine many happy times here entertaining friends and family.

Lounge

18'8" x 13'9" (5.7 x 4.2)

A wonderfully proportioned living area in which to both relax with the family and entertain. Dual aspect, double-glazed windows to the front and side aspects create a bright and airy atmosphere. TV point, downlighting, central heating radiator and carpeted flooring. A contemporary style, electric fire is an attractive, focal point.

Bedroom Two

16'0" x 9'2" (4.9 x 2.8)

A spacious, double bedroom having a UPVC double-glazed window to the side aspect, under eaves storage, telephone point, central heating radiator and carpeted flooring.

En Suite Shower Room

A contemporary en-suite shower room having a UPVC double-glazed window with obscure glazing to the side aspect, shower cubicle with glazed panel and door with thermostatic shower with pink, glazed tiling with coordinating floral border tiles, and a traditional style pedestal wash basin. Multi-coloured, mosaic, ceramic wall tiling creates a charming contrast. Low-level w/c, extractor fan, chrome, ladder, towel radiator, downlighting and wood effect, vinyl flooring.

Utility Room

From the hallway one finds a most useful utility room, ideal for keeping all your washing out of the way. Fitted with white wall and base units with a laminate work surface over with inset stainless-steel sink with chrome mixer tap over. Space and plumbing for a washing machine. Charming striped tiling to the splashback and grey wood effect, vinyl flooring. Chrome, ladder, towel radiator. Door opens into:

Bathroom

A stylish, bright and spacious bathroom, fitted with a low-level w/c, bath with thermostatically controlled drench shower over with black controls and glazed screen with matching taps and pedestal washbasin with black mixer tap over. Fully tiled in bright yellow gloss tiling with contrasting mosaic tiling to the bath panel. Chrome, ladder, towel radiator, wood effect, vinyl flooring and downlighting. UPVC, double-glazed window

SECOND FLOOR

Landing

From the entrance hall, stairs lead up to:
A landing area having a cupboard housing central heating boiler.

Master Bedroom

17'4" x 12'9" (5.3 x 3.9)

A most spacious bedroom with two Velux skylight windows affording long distance, countryside views, three recessed wardrobes, under eaves storage, downlighting, TV point, central heating radiator and carpeted flooring.

En Suite Shower Room

Light floods in through a Velux skylight window, fitted with a stylish low level w/c and pedestal washbasin, walk in shower with glazed shower screen and thermostatic shower. Charming mix of teal blue and sage tiling to the walls. Ceramic tiles to the floor. Downlighting and contemporary, chrome, towel radiator.

Bedroom Three

16'4" x 11'1" (5.0 x 3.4)

A further good sized, double bedroom having a Velux skylight window, affording Wharfe Valley views. Useful, under eaves storage, downlighting, central heating radiator and carpeted flooring.

Outside

Garden & Parking

To the front of the property there are two allocated private off street parking spaces. To the rear, accessed via the communal hall, there is an attractive, low maintenance, south-west facing, communal garden with paved, patio area and lawn, ideal for relaxing and al fresco entertaining.

UTILITIES & SERVICES

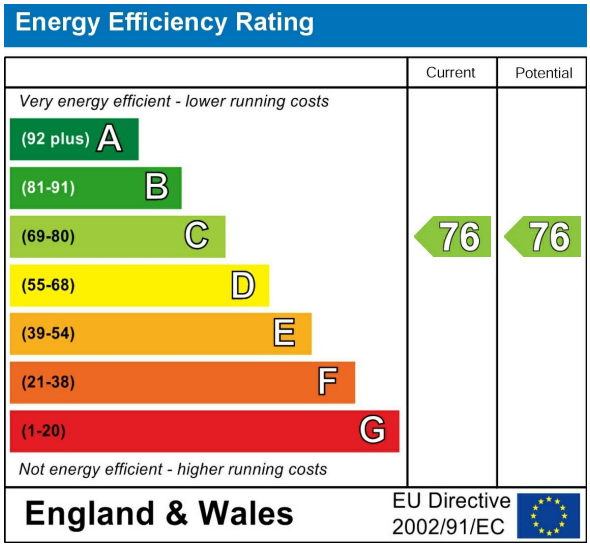
The property benefits from mains electricity and drainage.
Standard Broadband is available to the property.
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

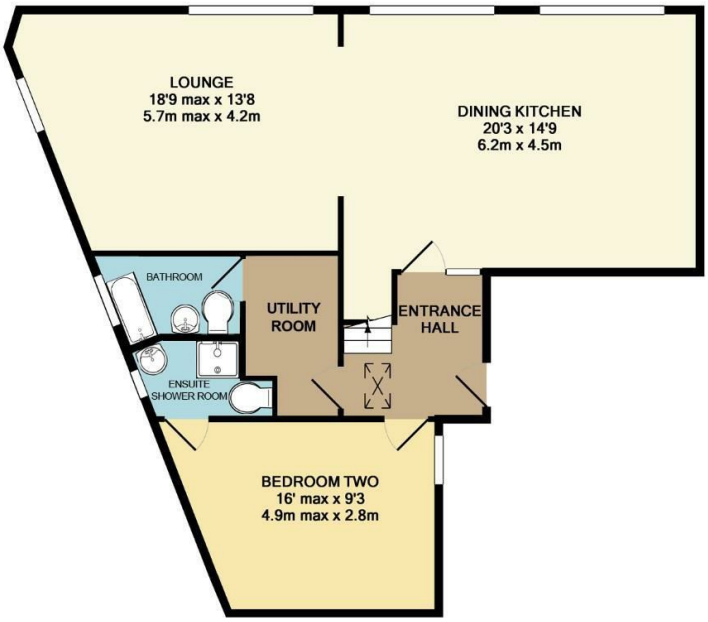
TENURE

The apartment is leasehold with the remainder of a 999 year lease from 2000. The annual service charge is £1,200 which is paid monthly to include buildings insurance, and electricity for common areas.

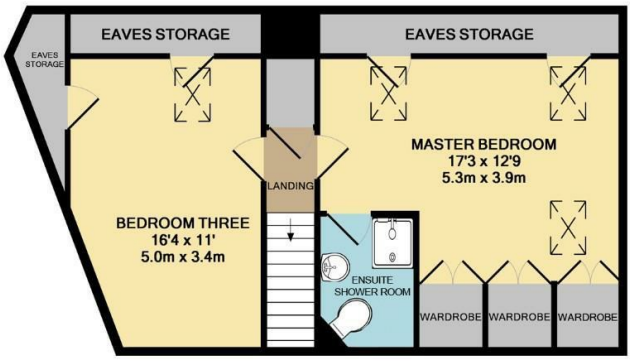
Tel: 01943 968 086

- Three Double Bedroom Duplex Apartment
- One of Four Similar Properties
- Spacious Open Plan Living Area
- Highly Regarded Quiet Private Location
- Three Bathrooms / Shower Rooms
- Close To Ben Rhydding Amenities
- Allocated Parking & Communal Private Garden
- Easy Walking Distance To Train Station
- Long Distance Wharfe Valley Views
- Council Tax Band E





FIRST FLOOR
APPROX. FLOOR
AREA 851 SQ.FT.
(79.1 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 610 SQ.FT.
(56.7 SQ.M.)

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TOTAL APPROX. FLOOR AREA 1462 SQ.FT. (135.8 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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