

Harrison Robinson

Estate Agents



3 Bridge Lane, Ilkley, LS29 9HL

£265,000



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GROUND FLOOR

Communal Entrance

The property is approached via a paved pathway leading to the smart, communal, front entrance door having decorative, lead effect, glazed panels. This opens into a communal stairwell with ceramic floor tiles and a short flight of stairs leads to the first floor landing with access to only two apartments.

FIRST FLOOR

Lounge

16'0" x 10'9" (4.9 x 3.3)

The entrance door opens into a light and airy, spacious lounge with ample room for a sofa and armchair. The stunning view from the large, UPVC, double-glazed window to the front elevation immediately beckons - what a fabulous aspect overlooking the green with wonderful views towards the charming buildings on Church Street including the Victorian Arcade and the magnificent Ilkley Moor backdrop. A log burning stove is a lovely, focal point. Ceiling coving, downlighting, carpeting and wall-mounted, Dimplex, electric heater. A good-sized, built-in cupboard provides useful storage. The feeling of space is enhanced by the lounge being open plan into:

Dining Kitchen

13'1" x 9'10" (4 x 3)

A spacious dining kitchen in a lovely, contemporary style fitted with cream, high gloss, base and wall units with stainless-steel bar handles and complementary block wood effect, laminate work surface over. Integrated appliances, newly installed within the last three years, include a fridge/freezer, a dishwasher and a stainless-steel, electric oven with a black, ceramic hob over with stainless-steel splashback and stainless-steel chimney hood and extractor over. Space and plumbing for a washing machine. A stainless-steel sink with monobloc tap and drainer sits beneath a large, UPVC, double-glazed window affording a pleasant view over the rear gardens and allotments beyond. Wall-mounted, Dimplex electric heater, coving, downlighting and extractor fan. Tile effect, laminate flooring. There is room for a good-sized dining table and one can imagine many happy times here entertaining friends and family.

Bedroom One

11'1" x 9'10" (3.4 x 3)

A good-sized, double bedroom benefitting from stylish, contemporary, fitted wardrobes. A UPVC, double-glazed window offers a fabulous view over Ilkley and towards the spectacular Ilkley Moor. Carpeting, downlighting and wall mounted, Dimplex, electric heater.

Bedroom Two

9'10" x 5'10" (3 x 1.8)

A single bedroom to the rear elevation affording a pleasant, leafy view through the UPVC, double-glazed window. Benefiting from the same, stylish, contemporary, fitted wardrobes as those of Bedroom One. Carpeting, downlighting and wall-mounted, Dimplex, electric heater.

Bathroom

A modern house bathroom fitted with a white, three-piece suite comprising of a panel bath with wall-mounted shower attachment over and glazed screen, a pedestal washbasin with chrome mixer tap and a low-level w.c. Fully tiled round the bath and tiled to half-height around the washbasin in neutral, ceramic wall tiles. Complementary, tile effect, laminate flooring. A UPVC double-glazed window to the side elevation allows for ample natural light. Chrome, ladder, electric, towel radiator, downlighting and extractor fan. An airing cupboard houses the hot water cylinder.

Loft Space

Access via a fitted, pull-down, timber ladder to a boarded and insulated loft space with power and lighting, which the vendors currently use for storage and a small office space.

OUTSIDE

The apartment benefits from its own outdoor space, which comprises of a good-sized, decked area with an established border of colourful planting. There is ample room for some outside furniture and further pots, making this a lovely environment in which to sit and relax and enjoy a wonderful view across the green towards the charming, stone buildings on Church Street and the magnificent Ilkley Moor beyond. A timber shed provides useful storage, and a small paved area houses the bins with space for a log store.

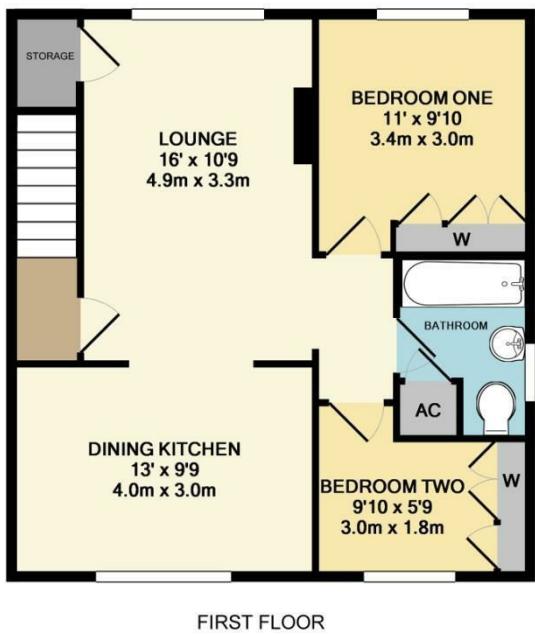
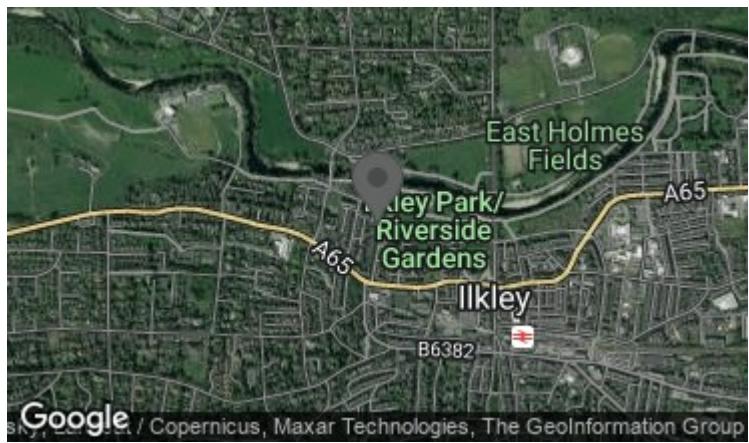
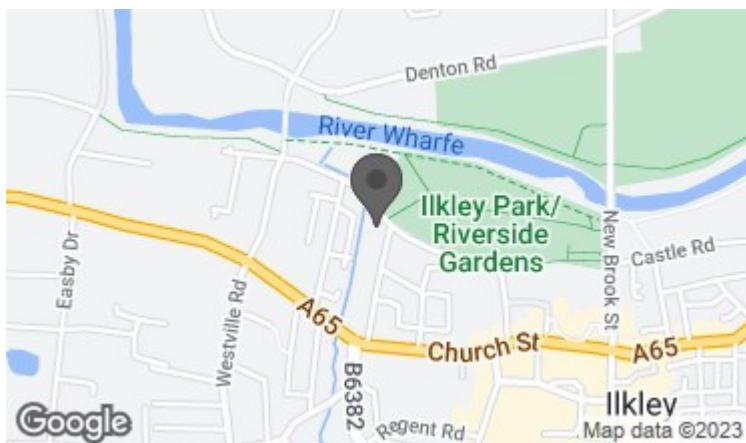
Tenure

This is a leasehold property and we understand that the lease is 999 years from 1966 and that there is a peppercorn rent payable of 5 pence per annum.

Parking

Parking is by means of a Zone C Parking Permit.





LOFT ROOM
12' x 9'5
3.6m x 2.9m

SECOND FLOOR

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TOTAL APPROX. FLOOR AREA 609 SQ.FT. (56.5 SQ.M.) EXCLUDING LOFT ROOM
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	77	58

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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