

# Harrison Robinson

Estate Agents



**47 Yew Court Old Bridge Rise, Ilkley, LS29 9HH**

**Price Guide £199,950**

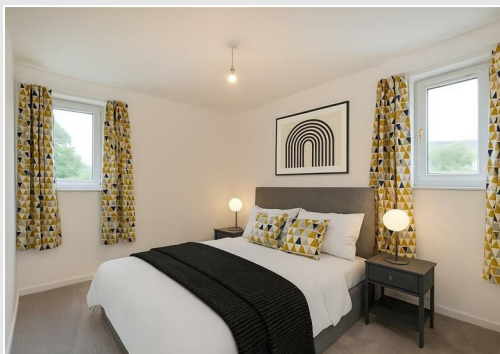
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# 47 Yew Court Old Bridge Rise, Ilkley, LS29 9HH

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### GROUND FLOOR

#### Communal Entrance

A half glazed composite door opens into a smartly presented communal entrance where a carpeted staircase leads up to the first and second floor apartments. A modern, oak panelled door opens into:

### SECOND FLOOR

#### Private Entrance Hall

One enters into the hallway with doors leading into the principal rooms. A cupboard houses the water tank and shelving provides useful storage.

#### Lounge

A spacious, light and airy, triple aspect lounge enjoying wonderful views up to Ilkley Moor. With ample room for a dining table, if desired, and comfortable furniture. Radiator.

#### Kitchen

Fitted with a range of white high gloss base and wall units with complementary worksurfaces and tiled splashbacks. A stainless steel sink and drainer with chrome mixer tap sits beneath a double glazed window enjoying wonderful views up to the moor. Electric cooker, space and plumbing for a washing machine and under counter appliance. Floor tiles, radiator.

#### Bathroom

With low level W.C., pedestal handbasin and panel bath with thermostatic shower and tiled walls. Radiator, obscure double glazed window.

#### Bedroom One

A good sized, dual aspect double bedroom with stunning views of Ilkley Moor. Radiator.

#### Bedroom Two

A small double bedroom with double glazed window affording views over to Ilkley Moor and the iconic Cow and Calf Rocks.

### OUTSIDE

#### Communal Gardens

There are lovely, south facing communal gardens to the rear of the building for the use of residents with neat lawned areas with seating and borders with mature shrubs. A timber gate gives access to the road allowing easy pedestrian access to Ilkley town centre. The gardens and apartment itself enjoy stunning views up to Ilkley Moor.

#### Allocated Parking

There is an allocated parking space close to the entrance to the apartment.

### NOTES

#### Tenure

We are advised by our client that the property is leasehold with a 1/12th share of the freehold and the remainder of a 999 year lease from 2011.

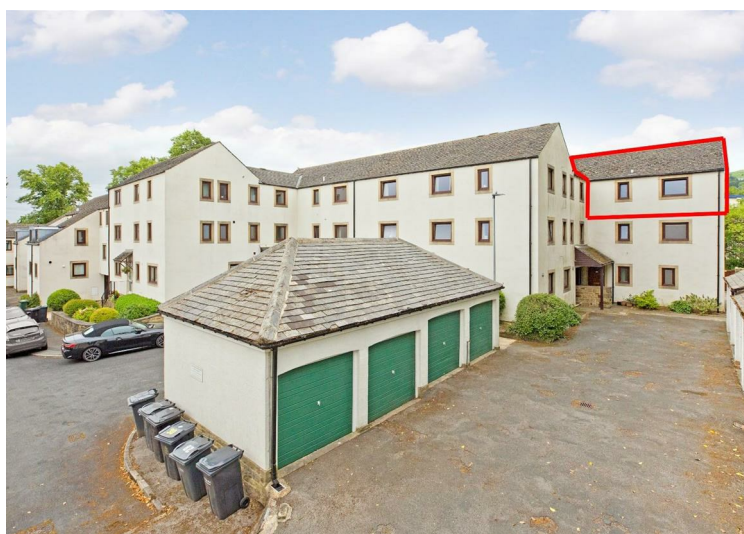
The service charge is £960 per annum with a minimal ground rent to include maintenance of communal areas, gardens and buildings insurance.

No pets allowed.

### UTILITIES AND SERVICES


The property benefits from mains gas, electricity and drainage. Superfast Fibre Broadband is shown to be available to this property.

Broadband speeds and mobile 'phone coverage can be checked on the Mobile and Broadband Checker Ofcom website.

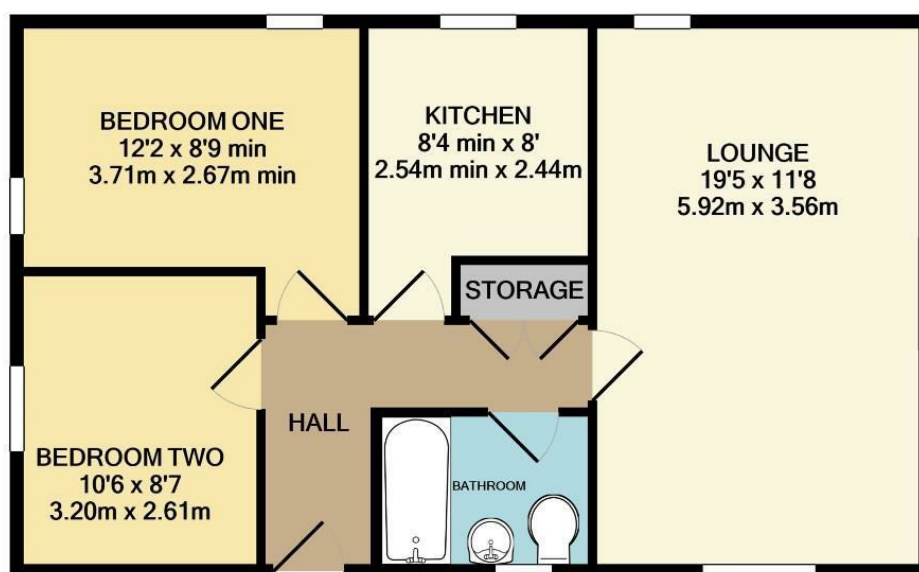
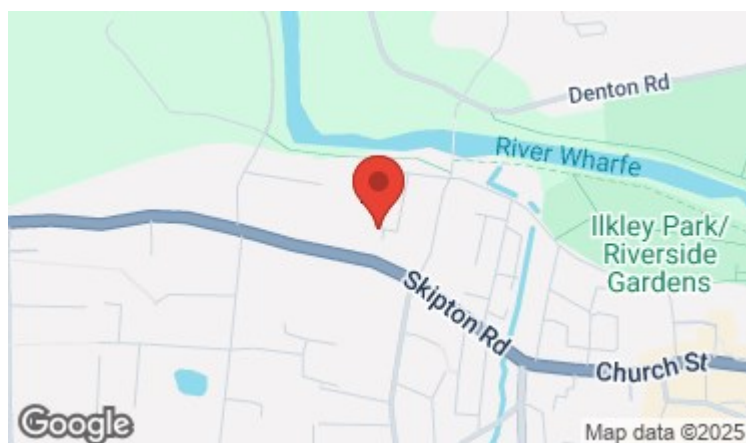


- **\*\*No Onward Chain\*\***
- Two Double Bedroom Second Floor Apartment
- Spacious Lounge Enjoying Delightful Views
- Neutral Decor Throughout
- Double Glazing Throughout
- Neatly Tended Communal Gardens
- Allocated Parking Space
- Walking Distance To Ilkley Town Centre And Train Station
- Close To Lovely Riverside Walks
- Council Tax Band C

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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TOTAL APPROX. FLOOR AREA 614 SQ.FT. (57.0 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



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

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