



**Wilton Road, Ilkley**  
**Asking Price Of £325,000**

**Dale  
Eddison**



# Flat 2 Nesham House

## 7 Wilton Road

### Ilkley

### LS29 9PG

**A TRULY STUNNING TWO BEDROOMED FIRST FLOOR APARTMENT AFFORDING ELEGANT ACCOMMODATION AND ENJOYING BREATHTAKING VALLEY VIEWS**

Located within one of the town's most sought after residential districts just off Grove Road, this stunning first floor apartment cannot fail to impress. The current owners have lovingly renovated and upgraded the apartment to provide stylish accommodation complimented by period features including high ceilings and large picture windows, the rear enjoying breath taking views over the valley towards Middleton. The accommodation briefly comprises, Spacious Reception Hall, Elegant Sitting/Dining Room, Stunning Living/Breakfast Kitchen, Two Double Bedrooms, Master with En Suite Shower Room and a Luxury House Bathroom. Useful walk in Store/Study. Early viewing essential to fully appreciate this lovely home.

Wilton Road is situated within a highly regarded and much sought after residential district favoured for its close proximity to the town centre. Ilkley town centre offers an excellent range of high class shops, restaurants, cafes and everyday amenities including two supermarkets, health centre, boutique cinema, playhouse and library. The town benefits from high achieving schools for all ages including Ilkley Grammar School. There are good sporting and recreational facilities. Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley is regarded as an ideal base for the Leeds/Bradford commuter. A regular train service runs from the town to both cities.

The spacious accommodation with GAS FIRED CENTRAL HEATING & PVCu DOUBLE GLAZING and with approximate room sizes comprises;



## TO THE GROUND FLOOR

Communal entrance located at the side of the property. Staircase leads off to the first floor.

## TO THE FIRST FLOOR

### PRIVATE RECEPTION HALL 11' 10" x 7' 11" (3.61m x 2.41m)

A most welcoming reception hall with wood effect laminate flooring, part panelled wall and ceiling cornice.

### SITTING / DINING ROOM 20' 6" into bay x 14' 7" (6.25m x 4.44m)

An elegant reception room having full height bay window with leaded light inset looking out onto Wilton Road. Feature fireplace with stone lintel and hearth. Picture rail and ceiling cornice.

### LIVING / BREAKFAST KITCHEN 18' 6" x 11' 10" (5.64m x 3.61m)

Good range of fitted bespoke hand painted base and eye level storage units with granite work surfaces and feature central island unit with breakfast bar. Inset Belfast style sink unit with mixer tap. Integrated appliances comprising, Smeg range cooker with extractor over. Integrated fridge, freezer, double dishwasher, microwave oven and washing machine. Feature period fireplace. Ceramic tiled floor. Window to the front elevation. Space for sofa or dining table.

### MASTER BEDROOM 17' 5" x 16' 0" (5.31m x 4.88m)

Wow, a room with a view!!! Full height bay window with period leaded light inset framing the most stunning views across the valley towards Middleton. Picture rail and ceiling cornice.

**EN SUITE SHOWER ROOM** Suite comprising shower cubicle, low flush WC and wash hand basin. Heated towel rail. Window to one side.

**BEDROOM (2)** 15' 7" max x 10' 9" (4.75m x 3.28m) A good sized double room, again enjoying stunning views over Ilkley towards Middleton. Cupboard housing Vokera combination boiler.

### STORE ROOM / STUDY 7' 10" x 7' 5" (2.39m x 2.26m)

Currently used as a walk in store room but could be used as a study if required.

**LUXURY BATHROOM** Recently installed luxury suite comprising panelled bath with glass screen and fitted shower. Metro tiled wall. Vanity wash hand basin with granite top and fitted mirror above. Low flush WC. Heated towel rail. Window to one side.

**TENURE** Leasehold. The property is held on 999 year lease from 21st April 1988.

**SERVICE CHARGE** We are advised by our client that the current service charge is £47 per calendar month. This includes the ground rent, buildings insurance, window cleaning and a sinking fund.

**VIEWING ARRANGEMENTS** Strictly by prior appointment with Dale Eddison's Ilkley office.

Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We request that all viewers wear gloves and a face covering. If this is not possible please advise our staff prior to the viewing appointment.

**PLEASE NOTE** The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

**LOCATION** From our offices on The Grove proceed in a westerly direction to the end of the parade of shops turning left into Grove Road. Wilton Road is then the second turning on the left hand side. Nesham house can be found on the left hand side identified by our company's For Sale board.

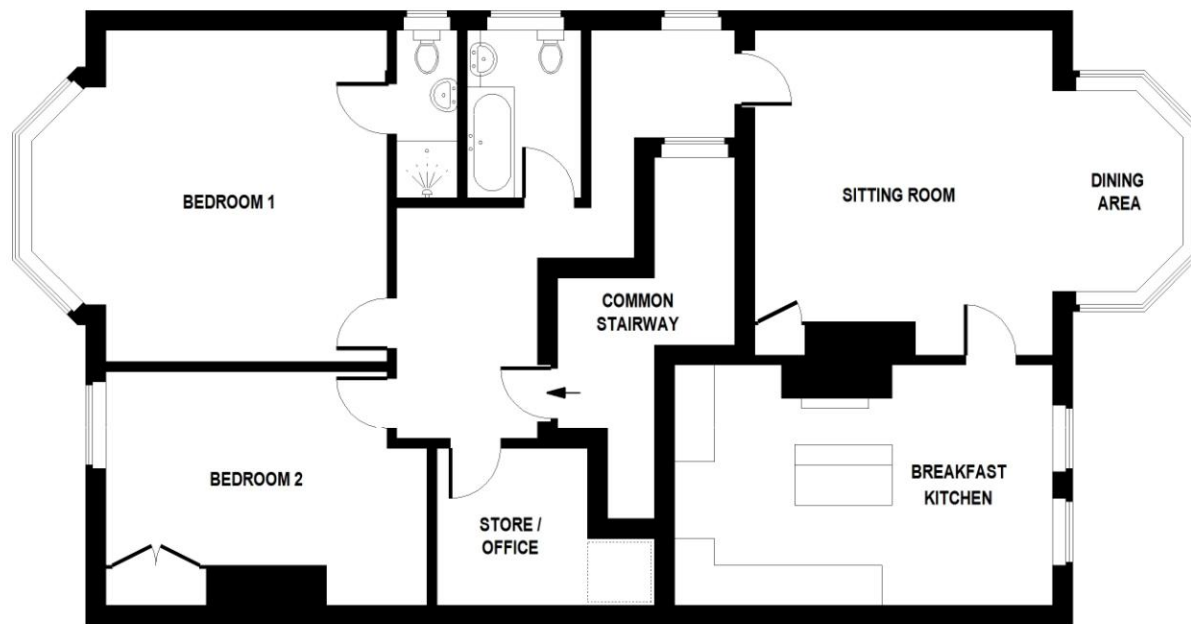
### MONEY LAUNDERING, TERRORIST FINANCING & TRANSFER OF FUNDS REGULATIONS 2017

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

**FINANCIAL SERVICES** Dale Eddison Limited and Linley and Simpson Sales Limited are Introducer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. You can decide whether you choose to deal with Mortgage Advice Bureau Limited. Should you decide to use Mortgage Advice Bureau Limited, Linley and Simpson Sales Limited will receive a payment of £347.50 from Mortgage Advice Bureau Limited for recommending you to them.







= REDUCED HEADROOM BELOW 1.5 M / 5'0

## 2 NESHAM HOUSE

This plan is for reference only and is in accordance with PMA guidelines.  
 It is not to scale and all measurements are approximate.  
 Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 750826 )

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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	

**Dale  
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**ILKLEY OFFICE**

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.