



# Belgrave House, Cowpasture Road, Ilkley

No Chain: £310,000







# Flat 3 Belgrave House

## 42 Cowpasture Road

### Ilkley

### LS29 8TN

**A GENEROUSLY PROPORTIONED AND NEWLY REFURBISHED TWO DOUBLE BEDROOMED FIRST FLOOR APARTMENT WITH STUNNING VIEWS OVER ILKLEY AND WELL MAINTAINED COMMUNAL GARDENS**

Located in an enviable setting within a short stroll of Ilkley town centre and local amenities, this stunning first floor apartment has been extensively modernised and provides spacious accommodation. The apartment comprises an entrance hall with useful storage cupboard, generous inner hall, sitting room with far reaching views towards Middleton, fully equipped modern kitchen, two double bedrooms and a bathroom. Belgrave House is made up of just four apartments and stands within well maintained communal grounds.

The accommodation has GAS FIRED CENTRAL HEATING, SOLID OAK INTERNAL DOORS, NEW WOOD LAMINATE FLOORING THROUGHOUT WITH INSULATION AND SOUND PROOFING BELOW FLOORING AND ALSO ABOVE CEILINGS and SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:-



**GROUND FLOOR** An external staircase leads to the upper floors.

#### **FIRST FLOOR**

**ENTRANCE HALL** 5' 3" x 2' 10" (1.6m x 0.86m) Accessed via a partially glazed composite door and features a useful large storage cupboard. Stairs lead up to:

**INNER HALL** 17' 2" x 7' 6" Max (5.23m x 2.29m) A spacious inner hall with space for a study area or additional storage. Three wall light points and ceiling cornice. Wood effect flooring.

**MODERN KITCHEN** A completely new modern Howdens kitchen featuring a range of base and wall units with concealed lighting, touch to open drawers and co-ordinating work surfaces. Integrated Lamona appliances include a fridge freezer, double oven, five zone induction hob with cooker hood, glass splashback and lighting over and an integrated slimline dishwasher. Integrated Indesit washing machine and an integrated recycling bin. Cupboard housing the Worcester gas fired central heating boiler. One and a half bowl stainless steel sink with a chrome pull down spray mixer tap. Window above giving superb far reaching views across the valley towards Middleton. Tiled laminate slate effect flooring. A large serving hatch opens into:

**SITTING ROOM** 16' 1" x 14' 7" Max (4.9m x 4.44m) A light and airy sitting room featuring a cast iron fireplace with living flame gas fire, marble surround and granite hearth. Two windows to the side elevation providing far reaching views across the valley towards Middleton. Wood effect flooring and ceiling cornice.

**BEDROOM ONE** 15' 2" x 14' 10" (4.62m x 4.52m) A generous and light double bedroom with a fabulous dual aspect. A window to the front elevation looks over Belle Vue gardens and provides long distance views towards Beamsley Beacon and up the valley beyond, whilst a window to the side elevation gives far reaching views across towards Middleton. Ceiling cornice and wood effect flooring.

**BEDROOM TWO** 16' 5" x 14' 7" (5m x 4.44m) Another sizeable double bedroom with a window to the side elevation overlooking the well maintained communal rear garden. Ceiling cornice and wood effect flooring.

**BATHROOM** A modern white suite comprising a panelled bath with a hand-held shower attachment, walk-in rainfall shower with glass door and feature tiled wall, hand wash basin with drawers beneath, mirrored medicine cabinet above with a light over and a low suite wc. Chrome heated towel rail. Window to the front elevation. Laminate tiled floor and tiling to the walls.

**OUTSIDE** Belgrave House stands within well maintained communal gardens. To the front is a level lawn with flower borders and shrubs whilst the enclosed rear garden includes a path leading up to a paved seating area with mature trees, shrubs and rockery.

**TENURE** Each of the four apartments at Belgrave House is in the process of being issued with a new 999 year lease. The four leaseholders each own an equal share in Belgrave House Management Co Ltd, which in turn owns the Freehold.

**SERVICE CHARGE** The current service charge amounts to £75.00 per month. This charge covers only the essential costs of buildings insurance, garden maintenance and minor property repairs or contingencies.

**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.

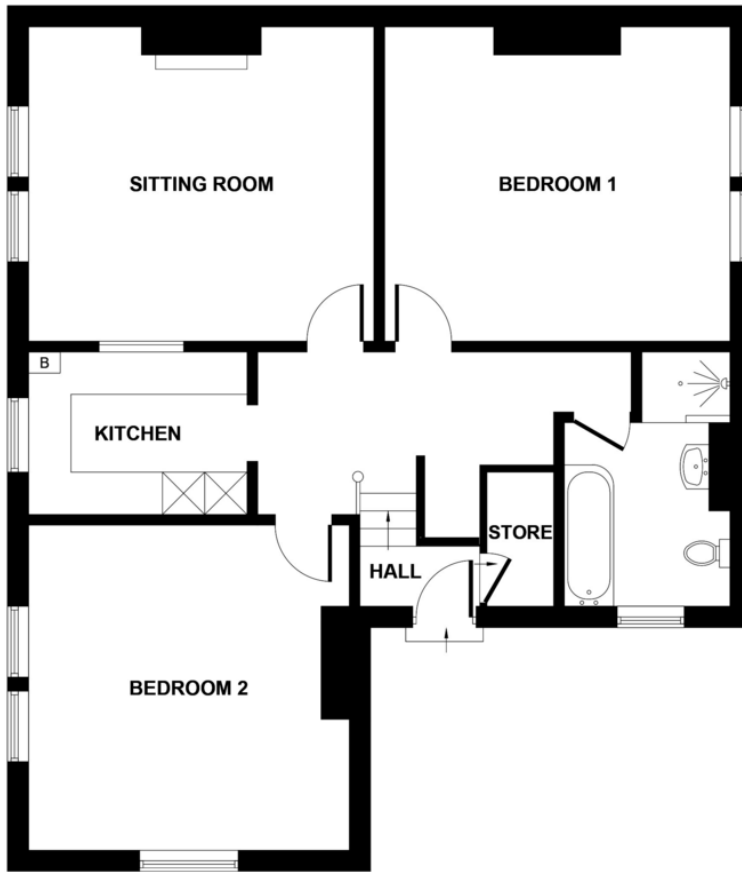
**LOCATION** From Dale Eddison's Ilkley office proceed in an easterly direction and at the mini roundabout turn right into Cow pasture Road. Continue along Cow pasture Road for approximately half a mile where the property will then be located on the right hand side at the junction with Belle Vue.

**MONEY LAUNDERING, TERRORIST FINANCING AND 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.







### FLAT 3, 42 COWPASTURE ROAD

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. (ID752249)

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>	74	
(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	

**Dale  
Eddison**

**ILKLEY OFFICE**

15 The Grove  
Ilkley  
LS29 9LW  
**01943 817642**  
[ilkley@daleeddison.co.uk](mailto:ilkley@daleeddison.co.uk)

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.