



**Skipton Road, Ilkley**  
**Asking Price Of £269,000**



## Flat 2, 108 Skipton Road Ilkley LS29 9HE

**A CHARMING TWO BEDROOMED APARTMENT  
LOCATED ON THE FIRST FLOOR OF A HANDSOME  
CONVERTED VICTORIAN RESIDENCE WITH TWO  
OFF STREET PARKING SPACES**

Situated within a brief level walk of Ilkley town centre, 108 Skipton Road is a substantial Victorian building which was divided into four apartments in the mid 1980s. Apartment 2 comprises a private entrance hall, light and airy sitting room with a lovely southerly aspect, breakfast kitchen, a sizeable double bedroom with recessed wardrobes, second bedroom and a bathroom. Externally the building is approached via a long gravelled driveway where apartment two includes two allocated parking spaces.



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 accommodation with approximate room sizes, comprises:-

## GROUND FLOOR

**COMMUNAL ENTRANCE HALL** With stairs to the upper floors.

## FIRST FLOOR

**PRIVATE ENTRANCE HALL** 12' 0" x 10' 8" (3.66m x 3.25m) A welcoming L shaped entrance hall including an ornate ceiling coving and a recessed cloaks cupboard.

**SITTING ROOM** 16' 11" x 15' 9" (5.16m x 4.8m) With a lovely southerly aspect and two sash windows to the front elevation looking towards Ilkley Moor. Decorative fireplace, picture rail and ornate ceiling coving.

**BREAKFAST KITCHEN** 13' 11" x 10' 5" (4.24m x 3.18m) Comprising a good range of base and wall units with co-ordinating work surfaces and a stainless steel sink. Space for appliances and plumbing for an automatic washing machine. Ornate ceiling coving and picture rail. Two sash windows to the rear elevation.

**BEDROOM ONE** 14' 10" x 12' 7" (4.52m x 3.84m) A sizeable double bedroom featuring a range of recessed wardrobes. Hand wash basin. Ornate ceiling coving and two sash windows to the rear elevation providing a pleasant outlook towards Middleton.

**BEDROOM TWO** 12' 6" x 10' 1" (3.81m x 3.07m) A further double bedroom with picture rail and ornate ceiling coving. Sash window to the front elevation providing a view towards Ilkley Moor.

**BATHROOM** 10' 5" x 6' 3" (3.18m x 1.91m) Comprising a bath with electric shower over, hand wash basin and a low suite wc. Linen cupboard and ornate ceiling coving. Window to the rear elevation.

## OUTSIDE

**PARKING** To the front of the property are two gravelled allocated off street parking spaces.

**VIEWING ARRANGEMENTS** Strictly by prior appointment with Dale Eddison's Ilkley office. Please be aware whilst restrictions surrounding Covid 19 were relaxed on Monday 19th July, we reserve the right to request that masks be worn and social distancing measures observed, if requested by the owner of the property.

**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.

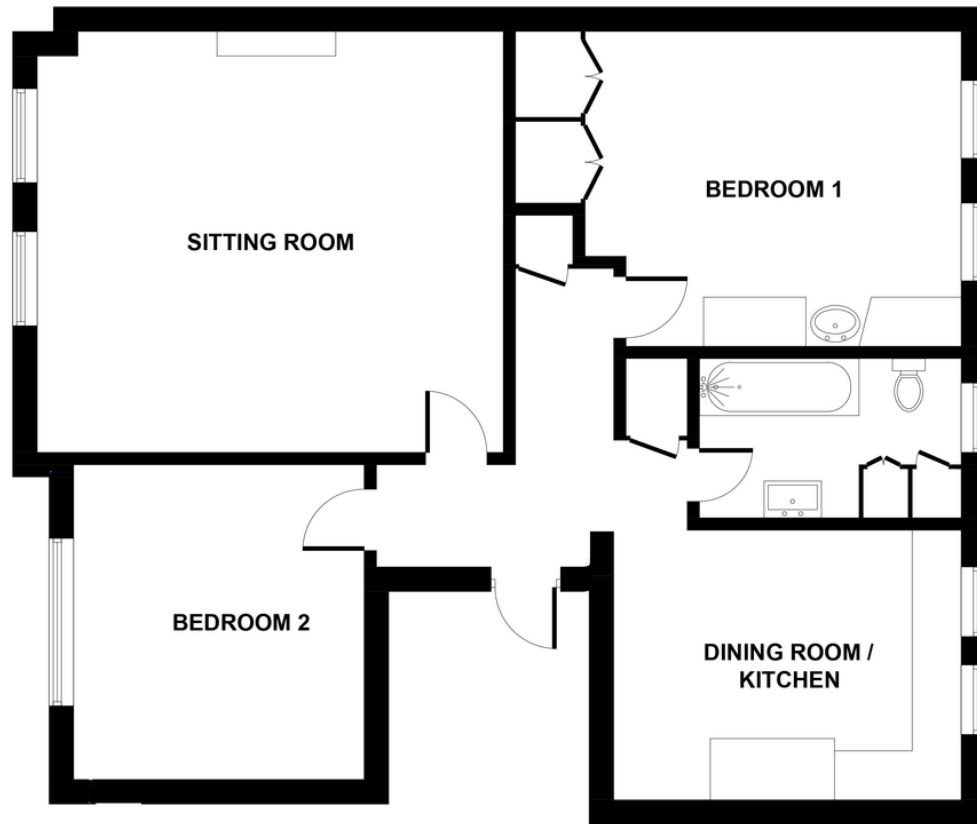
**TENURE** We are advised by our client that the property is held on a 999 year lease dating from 1975. An annual ground rent of £10 is payable and the owner of apartment two is responsible for 27.6% of the maintenance and insurance costs for the building.

**LOCATION** From Dale Eddison's Ilkley office proceed along The Grove in a westwards direction and at the Memorial Gardens bear right into Bolton Bridge Road. At the T junction turn left into Skipton Road. The property is located on the right hand side and can be identified by the Dale Eddison for sale board.

**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** Financial Services Linley and Simpson Sales Limited and Dale Eddison 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. We receive a maximum of £30 per referral.





## FLAT 2, 108 SKIPTON ROAD, LS29

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 776206)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Dale  
Eddison**

### 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.