



Ash Street, Ilkley
No Chain £149,950





Flat 1, 1 Ash Street Ilkley LS29 8ES

A SPACIOUS AND WELL PRESENTED ONE DOUBLE BEDROOMED APARTMENT LOCATED WITHIN A BRIEF WALK OF ILKLEY TOWN CENTRE AND RAILWAY STATION FEATURING A PRIVATE GARDEN AREA WHICH COULD BE UTILISED AS AN OFF STREET PARKING SPACE

Situated on the ground floor of a handsome converted end terraced property, Flat 1 Ash Street comprises a sizable sitting room with bay window providing a southerly aspect, inner hall with useful store cupboard, kitchen, double bedroom with fitted wardrobes and a smartly presented shower room. Externally the property includes a rear garden area which could function as a parking space.



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. 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 has GAS FIRED CENTRAL HEATING and SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:-

GROUND FLOOR

KITCHEN 9' 4" x 6' 11" (2.84m x 2.11m) Comprising a good range of base and wall units with co-ordinating work surfaces and a tiled splashback. Appliances include a Lamona oven with four ring gas hob and cooker hood over, integrated fridge and plumbing for an automatic washing machine. Cupboard housing the Vokera gas fired central heating boiler. Recessed spotlights and a window to the side elevation.

INNER HALL 14' 0" x 2' 10" (4.27m x 0.86m) Including a useful under stairs store cupboard.

SITTING ROOM 16' 5" x 13' 10" (5m x 4.22m) A spacious reception room with a lovely dual aspect including a large bay window to the front elevation providing an excellent view towards Ilkley Moor and the Cow and Calf Rocks. Feature fireplace with stone hearth and timber mantle, picture rail, ornate ceiling rose and ceiling coving.

BEDROOM 10' 5" x 9' 10" (3.18m x 3m) An ample double bedroom featuring a range of fitted wardrobes with co-ordinating over head cupboards and bedside tables. Two reading lights and a window to the side elevation.

SHOWER ROOM 10' 4" x 3' 1" (3.15m x 0.94m) Smartly presented and comprising a walk-in shower with folding glass door, hand wash basin and a low suite wc. Heated towel rail, LED backlit mirror and recessed spotlights. Window to the rear elevation.

OUTSIDE

To the rear of the property is a tarmac garden area. Garden shed.

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 understand the property is Leasehold with the balance of a 999 year lease from 1986 with a ground rent of £25 per annum.

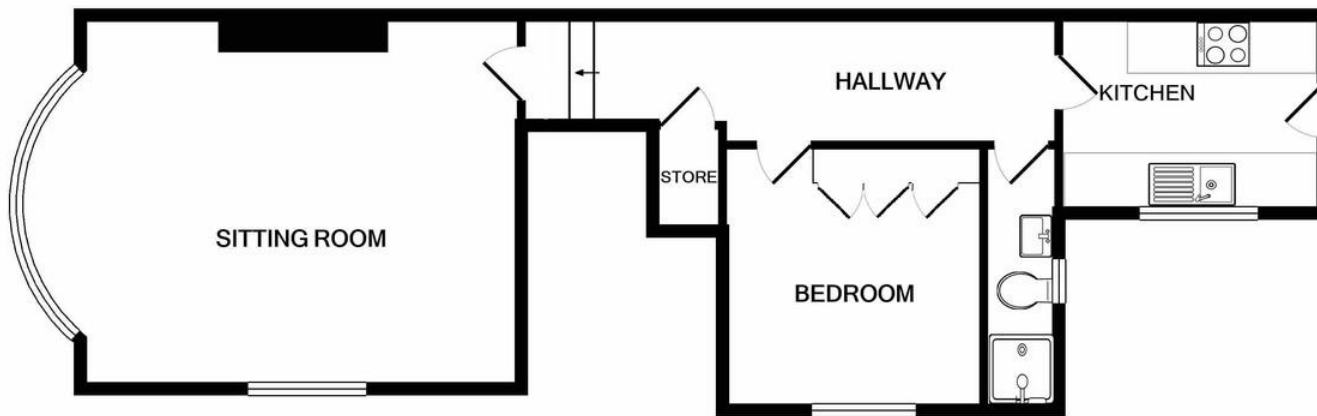
SERVICE CHARGE To be confirmed by our client.

LOCATION From Dale Eddison's Ilkley office proceed down Brook Street and turn right at the traffic lights into Leeds Road. Continue along Leeds Road for approximately a quarter of a mile as the road bends to the left and then to the right. Ash Street can be found on the left hand side and the property will be marked by a 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 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Flat 1, Ash Street

approximate gross internal floor area 84 sqm / 904.1 sqft

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.
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**Dale
Eddison**

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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.