



Rupert Road, Middleton, Ilkley
No Chain £550,000





Apartment 2 Stonedene

39 Rupert Road
Middleton, Ilkley
LS29 0AT

A PARTICULARLY SPACIOUS DUPLEX APARTMENT OFFERING ELEGANTLY PROPORTIONED FOUR BEDROOMED ACCOMMODATION WITH A SUPERB SOUTHERLY OUTLOOK WITH VIEWS TO ILKLEY MOOR AND HAVING THE EXCLUSIVE USE OF A SIZEABLE LEVEL LAWNED GARDEN

Located in the exclusive Middleton district of Ilkley, 2 Stonedene forms part of an elegant Edwardian property which now comprises just four apartments in an enviable setting with excellent views towards Ilkley Moor and enjoyable a southerly aspect. The property has a private entrance and at first floor level incorporates a spacious hallway, an elegant sitting room with a south facing balcony, a generous and well equipped dining kitchen, two double bedrooms both with en suite facilities and a cloakroom. The accommodation is completed on the second floor with two further bedrooms and a bathroom. An exceptional feature of this impressive apartment is the large and principally lawned south facing private garden for the exclusive use of the residents of apartment 2. Stonedene is approached via electronically operated security gates and a double garage is included within the sale.



Middleton has long been regarded as one of the town's premier residential districts, occupying a peaceful setting on the southern facing bank of the River Wharfe less than a mile from the town centre. Its heritage stems back from the release of building land by the Myddleton family around the end of the 19th century whereupon high quality and individual houses were built. Middleton plays host to the town's rugby and cricket clubs along with the swimming pool and lido. Ilkley is within a pleasant walk and offers excellent amenities including high class shopping and restaurants, boutique cinema, supermarkets and some of the best schools in the country. From Ilkley town centre there is a frequent Metro service into the cities of Bradford and Leeds making it an ideal base for the commuter with connections from Leeds to London Kings Cross.

The accommodation has GAS FIRED CENTRAL HEATING and with approximate room sizes, comprises:-

GROUND FLOOR

ENTRANCE VESTIBULE With a panelled entrance door and a store cupboard.

Staircase leading to:-

FIRST FLOOR

CENTRAL LANDING With recessed spotlights and a cupboard housing the gas fired central heating boiler.

SITTING ROOM 17' 0" x 16' 6" (5.18m x 5.03m) With multi paned glazed doors leading onto a south facing balcony. A contemporary style fireplace with a living flame gas fire. Recessed spotlights.

GENEROUS DINING KITCHEN 17' 3" x 12' 2" (5.26m x 3.71m) With a glazed door which also leads onto the balcony. This spacious room provides ample space for a dining table. The kitchen is equipped to a high standard incorporating a stainless steel sink and an extensive range of fitted base and wall units with cupboards, drawers and granite work surfaces. Integrated appliances including an electric oven and hob with filter hood over and fitted dishwasher. Large pantry cupboard. Recessed spotlights and recessed shelving.

BEDROOM ONE 13' 6" x 12' 5" (4.11m x 3.78m) With excellent views over the valley. Mirror fronted fitted wardrobes.

EN SUITE SHOWER ROOM With a tiled shower cubicle, wash basin with a cupboard beneath, low suite wc and velux roof light window.

BEDROOM TWO 10' 4" x 9' 9" (3.15m x 2.97m) With a range of full width recessed wardrobes.

EN SUITE SHOWER ROOM With a tiled shower cubicle, wash basin with a cupboard beneath and a low suite wc.

CLOAKROOM With a low suite wc and wash basin.

SECOND FLOOR

LANDING With a velux roof light window. Utility cupboard housing an automatic washing machine.

BEDROOM THREE 15' 0" x 8' 3" (Plus 9'6" x 8'0") (4.57m x 2.51m) Incorporating two velux roof light windows and mirror fronted wardrobes. The bedroom incorporates a study area and has a door leading onto an adjoining Box Room.

BEDROOM FOUR 15' 10" x 8' 2" (4.83m x 2.49m) With a velux roof light window and sloping ceiling.

BATHROOM With a panelled bath, wash basin with cupboards beneath and a low suite wc. Velux roof light window. Recessed spotlights. Fitted wall mirror.

OUTSIDE

DOUBLE GARAGE With an up and over door. Stonedene is approached by a return driveway with electronically operated security gates.

GARDEN The lawned garden to the north of the property is for communal use of the residents. Included within the sale of apartment 2 is a drying area to the side of the garage where a private pathway leads down to a large lawned garden which enjoys a southerly aspect. Timber garden shed.

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

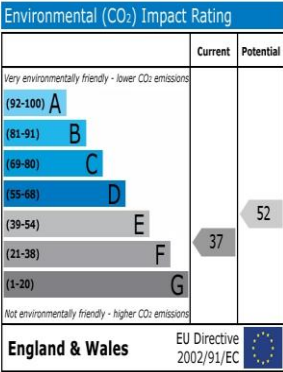
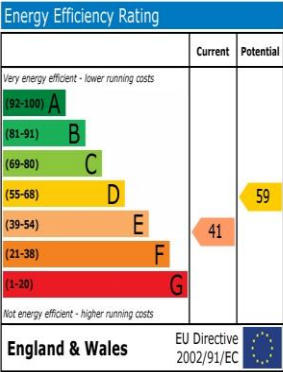
PLEASE NOTE The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no 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.

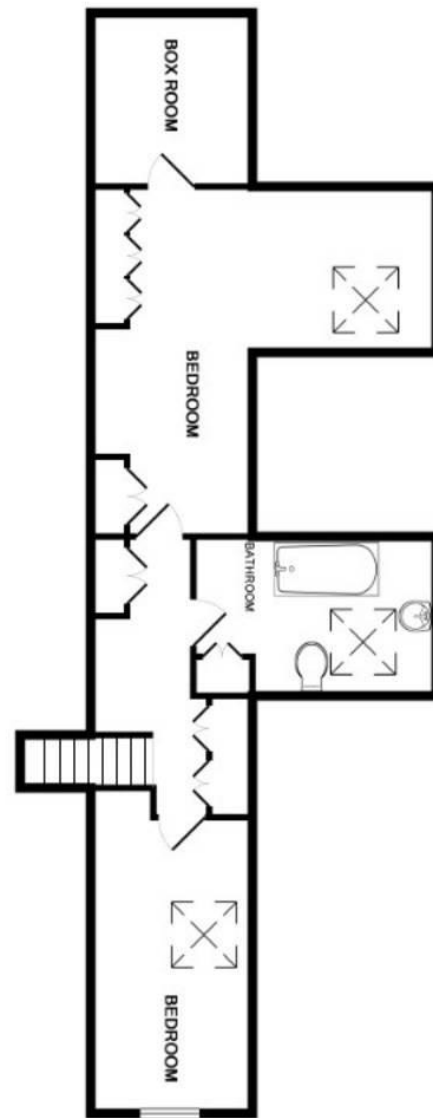


TENURE Leasehold for a term of 999 years from 1983 at an annual ground rent of £25. The freehold is owned by a management company which in turn is owned by the four apartment owners at Stonedene. We are advised that a service charge of £50 per calendar month is currently collected.

DIRECTIONS From Dale Eddison's Ilkley office proceed down Brook Street, through the traffic lights and over the river. Continue past the crossroads and take the third turning left into Rupert Road. Continue for about six hundred metres. Stonedene is located on the left hand side beyond the junction with Clifford Road.

NOTE Please note that a previous owner died at the property. If you require more information, please contact Dale Eddison's Ilkley office.





Apartment 2 Stonedene

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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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.



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