



Grove Road, Ilkley
Asking Price Of £795,000



5 Ghyllcliffe

71 Grove Road

Ilkley

LS29 9PQ



AN IMPRESSIVE THREE BEDROOMED PENTHOUSE APARTMENT OFFERING BRIGHT AND AIRY ACCOMMODATION APPOINTED TO AN EXCEPTIONAL STANDARD AND OCCUPYING AN ENVIALE SETTING IN A HIGHLY REGARDED ESTABLISHED NEIGHBOURHOOD

Comprising the entire second floor of an individual high quality development of just five properties, number 5 Ghyllcliffe is arguably one of the most impressive luxury penthouse apartments in the Wharfe Valley. With lift and staircase access, the property was built for the current owners to an exacting specification and to an exceptional standard. With hardwood flooring throughout, the property incorporates a very spacious hallway with a fitted oak study, an impressive sitting room with an adjoining dining area and access onto a large balcony and an outstanding luxury fitted kitchen, together with a master bedroom with en suite shower room, two further bedrooms and a bathroom.



Ghyllcliffe stands within beautifully landscaped grounds and there are two parking spaces and a secure storage locker allocated to apartment 5.

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 UNDER FLOOR HEATING THROUGHOUT and SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:-

GROUND FLOOR

COMMUNAL HALLWAY With a ceramic tiled floor. Entry phone access. A lift and staircase provide access to the upper floors.

SECOND FLOOR

LANDING Leading to:-

PRIVATE CENTRAL RECEPTION HALL 10' 8" x 8' 5" (3.25m x 2.57m) With two velux roof light windows and a hardwood entrance door. Recessed spotlights. An adjoining inner hall area leads to:-

STUDY 12' 4" x 10' 6" (3.76m x 3.2m) With an extensive range of fitted furniture in oak incorporating two work stations, cupboards and drawers. Recessed spotlights. Two velux roof light windows.

SITTING ROOM 23' 0" x 21' 6" (7.01m x 6.55m) A bright and spacious open plan living area with extensive external glazing and two velux roof light windows. Recessed contemporary fitted gas fire. Extensive recessed spotlights and four wall light points. A sliding door leads to:-

BALCONY 17' 6" x 7' 10" (5.33m x 2.39m) Overlooking Grove Road and enjoying a westerly aspect to the side.

KITCHEN 14' 9" x 13' 3" (4.5m x 4.04m) Appointed to a very high standard and incorporating an inset sink unit and mixer tap and an extensive range of fitted base and wall units incorporating cupboards, drawers and granite work surfaces. There is a matching island unit with a five ring gas hob having an extractor over and including a breakfast bar. Further integrated appliances include twin Miele ovens, a fitted freezer, twin fridges, a dishwasher and an automatic washing machine. Ceramic tiled flooring. Recessed spotlights. A further cupboard houses the gas fired central heating boiler and hot water cylinder.

MASTER BEDROOM 21' 10" x 12' 8" (6.65m x 3.86m) With recessed spotlights. Access to a large L shaped under eaves storage area.

EN SUITE SHOWER ROOM With a large walk-in shower, low suite wc and wash basin. Ceramic tiling to the floor and walls. Recessed spotlights. Mirror fronted medicine cabinet and shaver point.

BEDROOM TWO 15' 10" x 10' 3" (4.83m x 3.12m) With recessed spotlights.

BEDROOM THREE 14' 10" x 11' 4" (4.52m x 3.45m) With two wall light points and recessed spotlights.

BATHROOM With a modern white suite comprising a panelled bath, large walk-in shower, low suite wc and wash basin. Ceramic tiling to the floor and walls. Recessed spotlights.

OUTSIDE

PARKING There are two allocated parking spaces for apartment 5 accessed from Victoria Avenue.

STORAGE LOCKER There is an allocated secure storage locker in the stone built row of storage lockers discreetly located in the north west corner of the communal grounds.

GARDENS Ghyllcliffe stands within carefully maintained communal grounds which include a moorland stream, mature shrubs and carefully tended flower borders.

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.







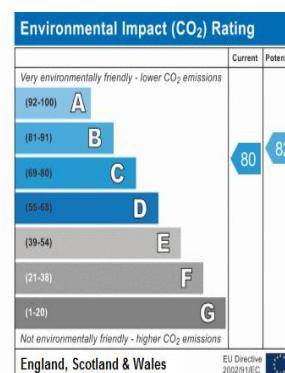
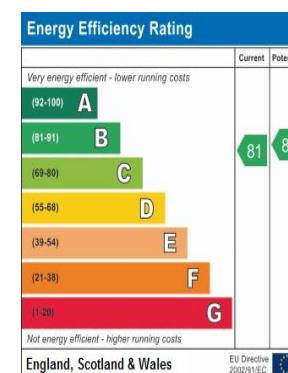
TENURE Leasehold for a term of 999 years from 29th September 2008 at an annual ground rent of £250. We are advised that the current service charge is £310 per month (January 2020). In addition a single annual payment is made to a reserve fund and for 2020 this is set at £300.

LOCATION From Dale Eddison's Ilkley office proceed along The Grove in a westwards direction and at The Memorial Gardens bear left into Grove Road. Continue up Grove Road for about half a mile. Ghyllcliffe is located on the left hand side immediately beyond the junction with Victoria Avenue.

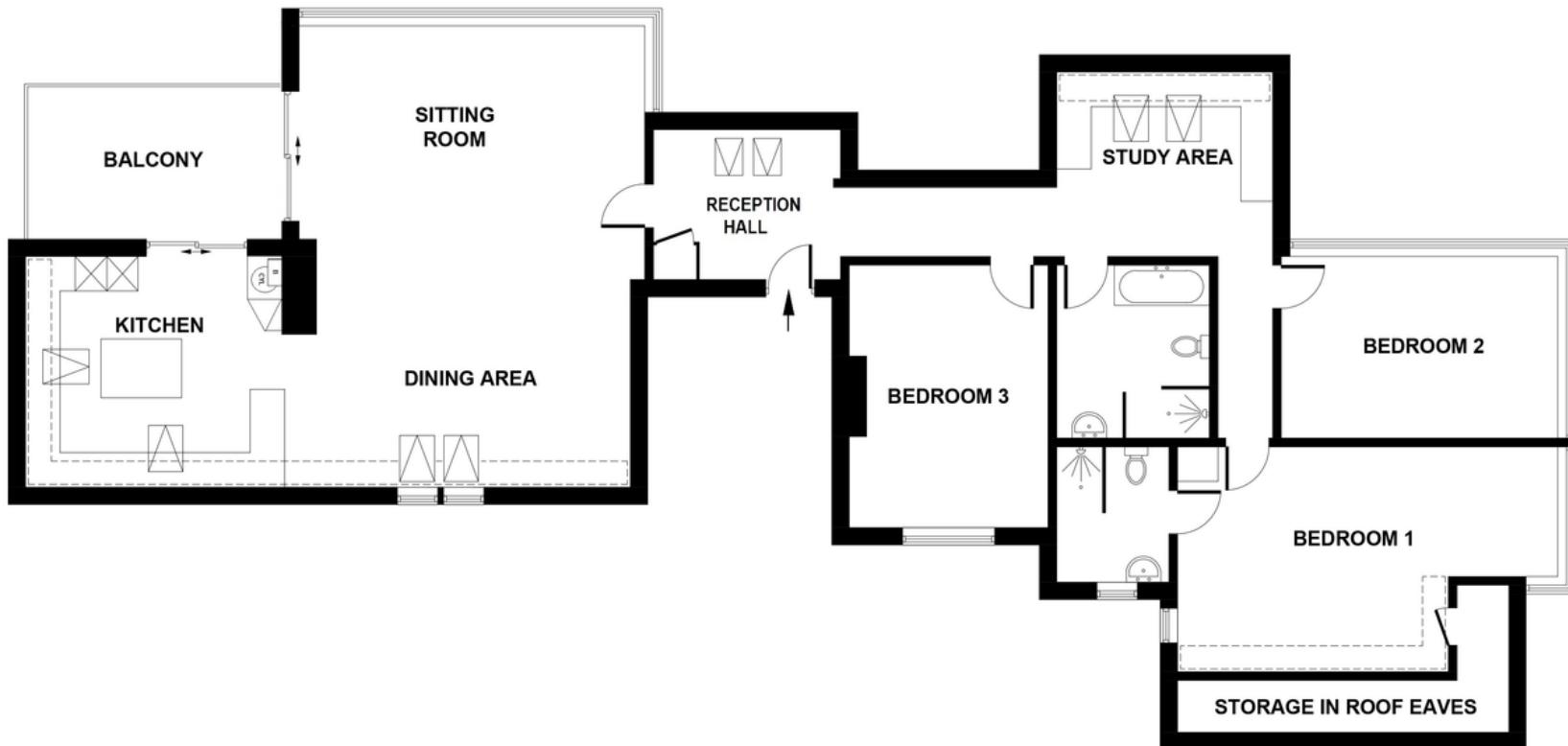
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

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 chose 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
B BELOW 1.5m / 5'0"



APARTMENT 5, GHYLLCLIFFE, 71 GROVE 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. (ID 534750)

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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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