



Regent Road, Ilkley
No Chain £279,950





8 Grove Square

Regent Road

Ilkley

LS29 9EA

A THOUGHTFULLY DESIGNED FIRST FLOOR APARTMENT PROVIDING WELL APPOINTED TWO DOUBLE BEDROOMED AND TWO BATHROOM ACCOMMODATION WITH AN ALLOCATED OFF STREET PARKING SPACE, LOCATED AT THE VERY HEART OF ILKLEY TOWN CENTRE

Forming part of a handsome landmark Victorian building which was creatively converted approximately fifteen years ago, 8 Grove Square is located on the first floor and enjoys both lift and stair access. The high quality accommodation comprises a private entrance hall with video entry system, sitting room, adjoining dining kitchen, master bedroom with en suite facilities, second double bedroom and a bathroom. Externally the property includes an allocated parking space and is positioned within a brief stroll of Ilkley town centre's various amenities.



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 has **ELECTRIC HEATING** and **SEALED UNIT DOUBLE GLAZING** and with approximate room sizes, comprises:-

GROUND FLOOR

SHARED ENTRANCE VESTIBULE Approached via glazed doors.

SPACIOUS COMMUNAL INNER HALLWAY With lift and stairs access to the upper floors.

FIRST FLOOR

PRIVATE ENTRANCE HALL 23' 2" Max x 9' 11" Max (7.06m x 3.02m) A sizeable L shaped entrance hall featuring a useful recessed store cupboard housing the water cylinder. Recessed spotlights. Video entry system linked to the communal entrance vestibule.

SITTING ROOM 16' 4" x 12' 9" (4.98m x 3.89m) Including an electric fire with slate tiled hearth. Two wall light points. Two velux windows and a window to the side elevation.

DINING KITCHEN 17' 1" x 9' 4" (5.21m x 2.84m) Directly adjoining the sitting room and comprising a good range of base and wall units with concealed lighting and coordinating granite work surfaces and splashbacks. Integrated appliances include a Neff oven with four ring ceramic hob and cooker hood over, fridge freezer, automatic washing machine and dishwasher. An exposed beam and recessed spotlights.

MASTER BEDROOM 15' 8" x 11' 0" Max (4.78m x 3.35m) Including a range of recessed wardrobes. Exposed beams. Large window to the side elevation.

EN SUITE SHOWER ROOM Smartly presented and comprising a walk-in shower with glass door, hand wash basin and a low suite. Heated towel rail and shaver point. Window to the side elevation.

BEDROOM TWO 15' 6" Max x 8' 6" (4.72m x 2.59m) With a further fitted wardrobe. Exposed beam. Large window to the side elevation.

BATHROOM Comprising a bath with shower attachment, hand wash basin and a low suite wc. Heated towel rail and shaver point. Recessed spotlights.

OUTSIDE The apartment includes an allocated off street parking space.

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.

TENURE We understand that the property is leasehold for a term of 250 years dated from approximately 2005. The ground rent amounts to £100 per annum.

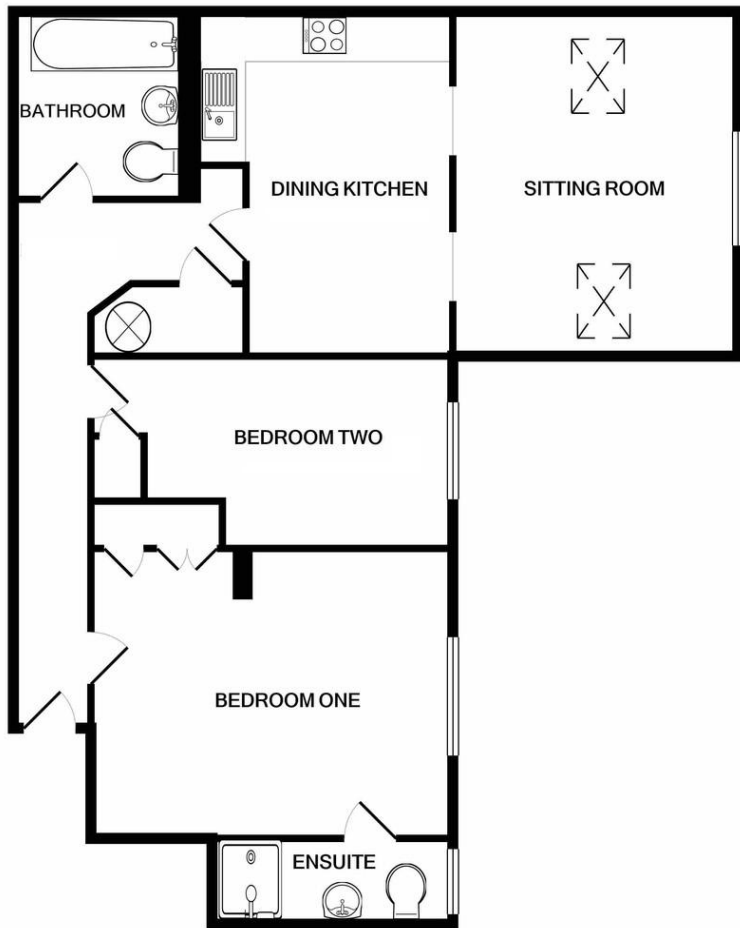
SERVICE CHARGE We understand that the service charge amounts to £159 per calendar month. This includes external repairs, buildings insurance and cleaning of the communal areas. There is a no pets policy and the development is managed by The Green Partnership.

LOCATION From Dale Eddison's Ilkley office proceed along The Grove and at The Memorial Gardens bear right into Bolton Bridge Road. Take the first turning right into Regent Road. Grove Square is the first building on the right hand side.

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.





8 GROVE SQUARE

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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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B		85	(81-91) B
(69-80) C	73		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

**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 illustrative 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.