



CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS

£225,000

4 Birchwood Court, Ilkley, LS29 9AW





Two bedroemed first floor apartment situated conveniently level walking distance to Ilkley Town Centre. The apartment, which is spacious and airy, briefly comprises a private entrance hall, sitting room with balcony off, two double bedrooms, kitchen and shower room. The apartment benefits from having beautifully maintained communal gardens and comes with a single garage with lift access. No chain.

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.

With gas-fired central heating and double glazed windows, the accommodation is described in brief below with approximate room sizes:-

COMMUNAL ENTRANCE

With lift and stairs to first floor.



PRIVATE ENTRANCE HALL

Useful storage cupboard and radiator.

SITTING ROOM

16' 3" x 11' 8" (4.973m x 3.57m)

Two wall lights, radiator and door leading to the;

BALCONY

Fully covered, south facing and external light.

KITCHEN

11' 1" x 7' 1" (3.38m x 2.17m)

Range of wall and base units with laminate worktop, stainless steel sink unit and tiled splashback. Four ring gas hob, canopied extractor fan, plumbing for washing machine and plumbing for dishwasher. Worcester Bosch combination boiler, tiled flooring and radiator.

BEDROOM ONE

12' 8" x 11' 8" (3.88m x 3.56m)

Range of built-in furniture including wardrobes, drawers and dressing table. Radiator.

BEDROOM TWO

10' 7" x 9' 4" (3.23m x 2.86m)

Radiator.

SHOWER ROOM

Three piece suite comprising; low suite wc, hand basin and shower cubicle with thermostatic shower over. Chrome heated towel rail, tiled walls and airing cupboard with radiator.

SINGLE GARAGE

PARKING

The residents of Birchwood Court enjoy the use of ample off street parking.

COMMUNAL GROUNDS

Birchwood Court is surrounded by well kept and principally lawned communal gardens.

SERVICE CHARGE & TENURE

The tenure is leasehold of which 999 years from 1985 are remaining. The current service charge is £2301.16 per annum which includes buildings insurance, maintenance of communal grounds/areas and contributing to a reserve fund.

SERVICES

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering in to any commitment

AGENTS NOTE & DISCLAIMER

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by

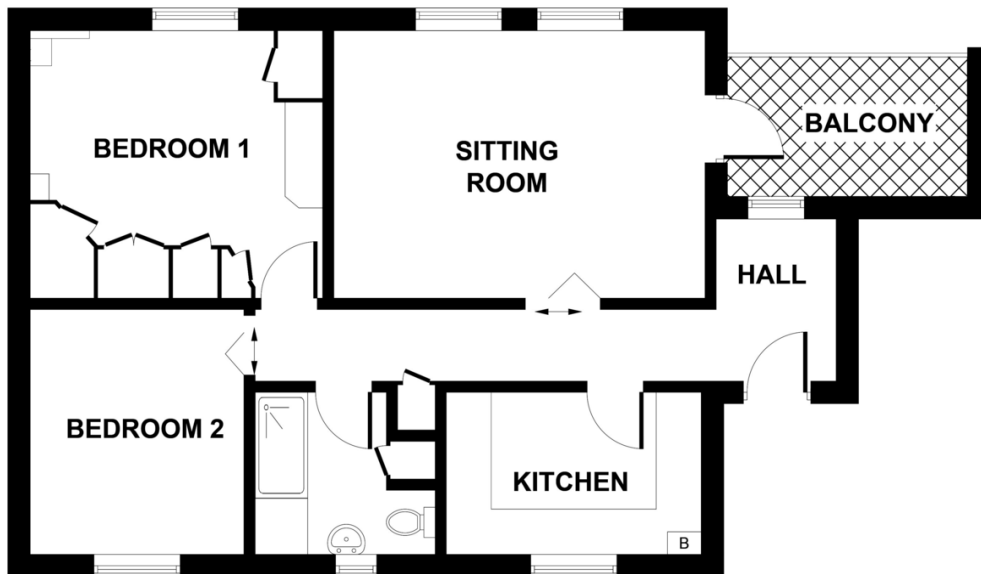
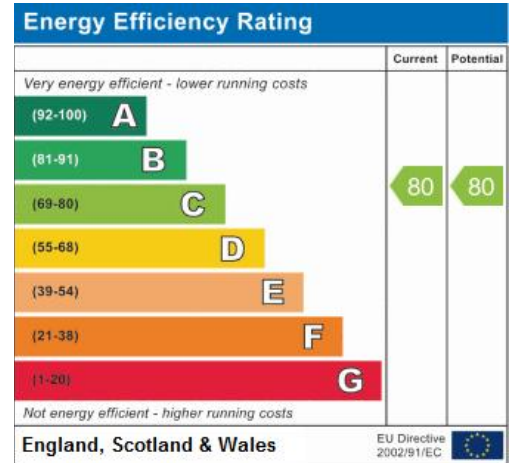




inspecting the property

VIEWINGS

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



4 BIRCHWOOD COURT

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 707730)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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