



Ilkley, Ilkley, LS29 9PR, West Yorkshire

RECENTLY REFURBISHED TO A HIGH STANDARD(2022) ..A VERY LARGE 2 BED APARTMENT WITH A GOOD SIZED SUNNY SOUTH FACING OUTSIDE AREA AVAILABLE FROM MID MAY 2024 SUPERB LARGE KITCHEN DINER VERY LARGE LOUNGE MASTER BEDROOM WITH PATIO DOOR'S LEADING TO OUTSIDE AREA. PLEASE NOTE THERE IS CURRENTLY CONSTRUCTION WORK IN PROGRESS ON SITE NEAR THIS FLAT . SORRY " NO PETS " AT THIS PROPERTY GREAT POSITION ..HAVING LOVELY SOUTH FACING OUTSIDE ENTERTAINING SPACE VIRGIN TV & SUPER FAST BROADBAND AVAILABLE EPC D

BASED IN THEBEAUTIFUL RED GABLES BUILDING ON PARISH GHYLL DRIVE IN ILKLEY THIS 2 BEDROOM GROUND FLOOR FLAT COMPRISES OF A LARGE LOUNGE, KITCHEN/DINING AREA. 2 beds (Both Doubles) ,BATHROOM AND ENSUITE .MAIN BEDROOM HAS PATIO DOORS OPENING OUT TO SOUTH FACING OUTSIDE AREAROOM SIZES(approx)Entrance Lobby Area 4ft 1 " x 4ft 6" DINING KITCHEN 26ft x 14ft Office/3rd Bedroom 8ft x 9ftinternal hallway area 5ft x 6ftmodern Bathroom 10ft x 6ft (INCL BATH & SHOWER)Double Bedroom 12ft x 10ft with Ensuite 11ft x 6ft (WETROOM)Very LARGE sunny lounge 22ft x 17ft with original features and access to rear.Double Bedroom 11ft x 10ft with Patio Doors leading out to south facing gardens.Recently Refurbished to a high standard with superior fittings and Quartz kitchen worktops.ALL AS NEW .. CARPETS FLOORING BATHROOMS ETC AS A SPECIAL INCENTIVE WE CAN OFFER THE TENANT SOME SPECIAL DEALS TO LET THIS PROPERTY ...INCLUDING WATER RATES ,NO MANAGEMENT CHARGES ,ETC ETC SORRY STRICTLY " NO PETS" AT THIS PROPERTY VIRGIN TV & SUPERFAST BROADBAND IS AVAILABLE TO PURCHASE DIRECTLY.Also to make our busy lifes easier why not use our specialist services...Extra Housekeeping & cleaning Services are available ie...cleaning , laundry & ironing services, personnel shopping etc etc at low rates .. Come home to a clean flat with food in the fridge and all your laundry done !!AVAILABLE MID MAY 2024 THERE IS NO GAS SUPPLIED TO THE BUILDING = SAVING ON STANDING CHARGES RENT £1495.00BOND 5 WEEKS RENT EPC DCOUNCIL TAX "C"

BASE INFORMATION:

Bed	: 2
Bath	: 2
Living	: 1
Areas	

CONVENIENCE: