



Ilkley, Ilkley, LS29 9PR, West Yorkshire

AVAILABLE SOON MAY 2024 CURRENTLY UNDER REFURBISHMENT FAB 3 BEDROOMED FIRST FLOOR FLAT. 2 BATHROOMS (1 EN-SUITE) . OPEN PLAN KITCHEN & LOUNGE AREA GREAT POSITION FOR ILKLEY CENTRE LARGE CAR PARK VIRGIN TV & SUPER FAST BROADBAND AVAILABLE PLEASE NOTE THAT THERE IS CURRENTLY BUILDING WORK IN THE VICINITY OF THIS PROPERTY. SORRY STRICTLY NO PETS

THIS 3 BEDROOM FIRST FLOOR FLAT COMPRISES OF A GOOD SIZED LOUNGE, KITCHEN/DINING AREA. 3 beds (Doubles) ,BATHROOM AND ENSUITE .ENTRANCE WITH HANDY VESTIBULE .(5FT X 5FT)DOOR INTERCOM LEADING TO : OPEN PLAN KITCHEN AND LOUNGE AREA.(TOGETHER ≈20FT X 11FT)LOUNGE (14FT X 11FT) WITH T.V POINT,RADIATOR,VIRGIN MEDIA ACCESS POINT,DG WINDOWS OVERLOOKING FRONT OF THE PROPERTY KITCHEN INCORPORATES WASHER DRYER & COOKER/HOB.RANGE OF UNITS AND STYLISH CORIAN WORKTOPS.LIGHT OAK STYLE LAMINATE FLOORING AND NEUTRAL CARPETS THROUGHOUT.HOUSE WETROOM ..INCORPORATING SHOWER & 2 PIECE SUITE.BEDROOM 1 (SITUATED AT THE FRONT OF THE PROPERTY AND OVERLOOKING THE FRONT OF THE PROPERTY .INCLUDES T .V POINT ,NEUTRAL CARPETS ,RADIATOR,PLENTY OF POWER POINTS.DG WINDOWS(12FT X 9FT) WITH ENSUITE WET ROOM .BEDROOM 2 (OVERLOOKING THE REAR GARDENS OF THE PROPERTY)(11FT X 10FT)INCLUDES T.V POINT,NEUTRAL CARPETS,RADIATOR ,PLENTY OF POWER POINTS.DG WINDOWS .BEDROOM 3 (OVERLOOKING THE REAR GARDENS OF THE PROPERTY)(14FT X 9FT).INCLUDES T.V POINT,NEUTRAL CARPETS,RADIATOR,PLENTY OF POWER POINTS,DG WINDOWS.THE FLAT IS A FIRST FLOOR PROPERTY AND THE PROPERTY HAS A GREAT CAR PARK.PLEASE NOTE THERE IS SOME BUILDING WORK CURRENTLY IN OPERATION AT THE REAR & TOP FLOOR OF THE PROPERTY .AVAILABLE SOON !!! MAY 2024 ..AVAILABLE SOON !!!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 !!EPC DCOUNCIL TAX BAND C RENT£1175.00BOND £1355.00

BASE INFORMATION:

| | |
|--------------|-----|
| Bed | : 3 |
| Bath | : 2 |
| Living Areas | : 1 |

CONVENIENCE:

General Amenities: Cable

Internet,Cable TV,Electric Hot Water,Washer/Dryer,New Boiler,

Appliance Amenities: Range/Oven,

Energy Savings Amenities: Double Glazing,

Exterior Amenities: Car Parking,Back Garden,

Interior Amenities: Fitted Kitchen,New Bathroom,Shower,