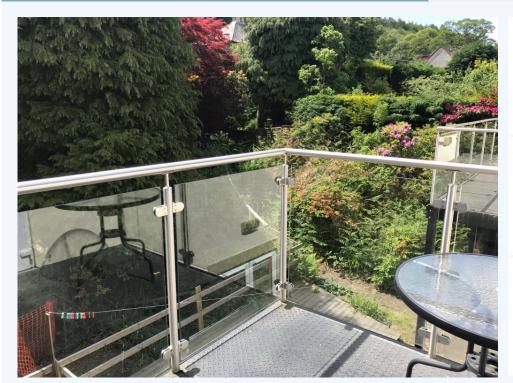
## # 3B, 3B R G 2 BEDROOM FIRST FLOOR FLAT







## Ilkley, Ilkley, LS29 9PR, West Yorkshire

SUPER 2 BED FLAT. AVAILABLE FROM 01st SEPTEMBER 2023 WITH SUNNY SIDE BALCONY OVERLOOKING THE GARDEN & STREAM GREAT KITCHEN ,WITH APPLIANCES ,GOOD SIZED OPEN LOUNGE,! 2 DOUBLE BEDROOMS. 2 X MODERN WETROOMS. THE PROPERTY HAS A GREAT CAR PARK WITH PLENTY OF ROOM AND ILKLEY TOWN CENTRE JUST A 7 MINUTE WALK!! RECENTLY NEW TILES FITTED ON HALLWAY & RE DECORATED AND NEW CARPETS ON STAIRWELL EPC D

BASED IN THE FORMER BEAUTIFUL RED GABLES BUILDING ON PARISH GHYLL DRIVE IN ILKLEY THIS 2 BEDROOM FIRST FLOOR FLAT COMPRISES OF A LOUNGE, KITCHEN, WET ROOM AND 2 DOUBLE BEDROOMS.IT ALSO HAS A LOVELY OUTSIDE BALCONY ACCESSED THROUGH THE MASTER BEDROOM WHICH GIVES IT A GREAT LIGHT & AIRY FEEL TO IT AND AN ADDITIONAL SPACE.(BEDROOM THEN EXTENDS TO 22FT LONG WITH THE BALCONY)ROOM SIZES(approx)ENTRANCE VESTUBLE 3FT X 3.5FTLounge 20FT X 16.5 FT Dining kitchen 6.5FT X 11.5FTWet Room 10.5 FT 4 X 5FT 8Bed 1 11FT 5 X 14FT (extending to 22ft with Balcony)Bed 2 13FT 2 10FT 7Ensuite 5FT X 5FT(All measurements in feet & inches & approx)A GREAT MODERN FLAT !!! 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 FROM THE 01st SEPTEMBER 2023 SORRY STRICTLY NO PETS EPC D COUNCIL TAX "C"

## BASE INFORMATION:

Bed : 2 Bath : 2 Living : 1 Areas

## CONVENIENCE:

General Amenities: Cable Internet, Cable TV, Electric Hot Water, Washer/Dryer, Satellite Dish, SKY TV. New Boiler.

Appliance Amenities: Range/Oven,Refrigerator,

Energy Savings Amenities: Double

Glazing,

Exterior Amenities: Exterior Lighting,Car Parking,Front Garden,On Street Parking,Back Garden,