



## 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,