

# Harrison Robinson

Estate Agents



**37 Listers Court Cunliffe Road, Ilkley, LS29 9DZ**

**£179,950**

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# 37 Listers Court Cunliffe Road, Ilkley, LS29 9DZ

## £179,950



### GROUND FLOOR

#### Communal Entrance

A covered entrance with secure double doors opening into the communal entrance hall. Stairs and lift lead to the upper floors.

### SECOND FLOOR

#### Private Entrance Hall

A door opens into the welcoming, private entrance hall of apartment 37 where doors give access to all the principle rooms. Carpeted flooring, radiator. Storage cupboards, one housing the hot water cylinder.

#### Lounge

20'0" x 11'5" (6.1 x 3.5)

A spacious lounge with two, double glazed, sash windows to the front, southerly elevation. Ample space for a dining table. Carpeted flooring, two radiators. A fireplace and hearth with timber surround is the ideal spot for an electric fire creating a focal point to this room. An archway leads through to the:

#### Kitchen

11'5" x 7'10" (3.5 x 2.4)

A well presented kitchen featuring oak fronted base and wall units with under cabinet lighting, complementary worksurfaces and tiled splashbacks.. Electric oven with four ring hob and extractor over, washing machine. Stainless steel sink and drainer with chrome mixer tap, vinyl flooring, radiator.

#### Bedroom One

16'8" x 8'10" (5.1 x 2.7)

A lovely double bedroom with double glazed windows and carpeted flooring. Two double wardrobes with mirrored fronts, radiator.

#### Bedroom Two

13'9" x 6'6" (4.2 x 2.0)

A second bedroom with carpeted flooring, radiator and double glazed window.

### WC Shower Room

With low level w/c, pedestal handbasin with chrome taps and separate shower cubicle with curved glazed doors, wall tiling and carpeted flooring.

### COMMUNAL AREAS

#### Residents' Lounge

There is a light and airy residents' lounge on the ground floor with comfortable furniture, a lovely spot to sit and enjoy a chat.

#### Laundry

Also, on the ground floor is a laundry room for the use of residents.

### NOTES

We are advised by our vendor that there is the remainder of a 189 year lease from 1999.

The service charge is £266.84 per month to include: repairs to communal areas, garden and outdoor maintenance, lift maintenance, cleaning of communal areas, communal lighting and power, gas services and charges.

Pets are not allowed other than an assistance dog.

### OUTSIDE

#### Communal Gardens

Residents can enjoy the use of the beautifully maintained, communal grounds.

### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.


There is Ultrafast Fibre Broadband shown to be available to the property.

Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

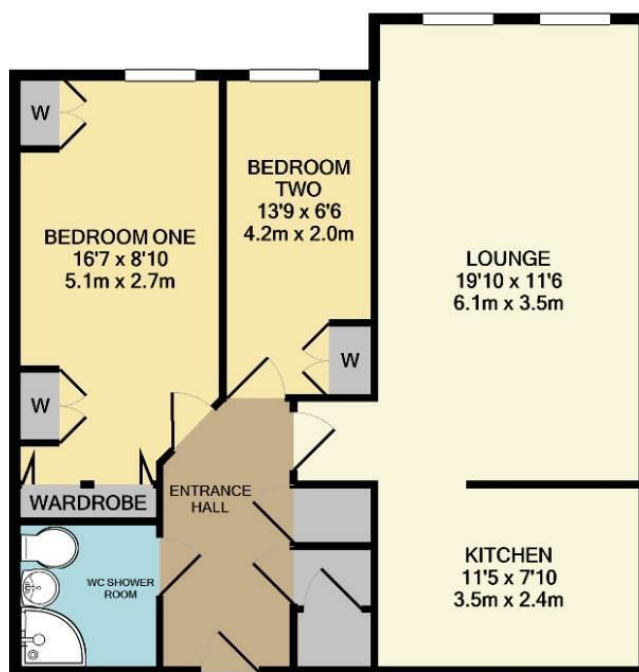
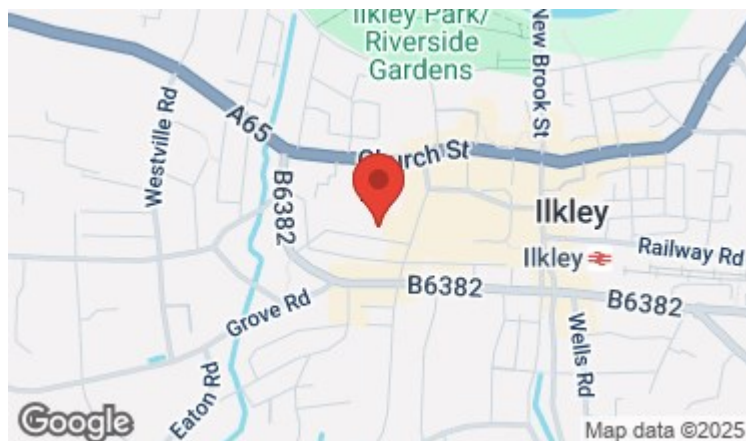


- \*\*\*No Onward Chain\*\*\*
- Two Bedroom Second Floor Retirement Apartment
- Spacious Lounge With Room For A Dining Table
- Three Piece Shower Room
- Well Maintained Communal Gardens
- Convenient Central Ilkley Location
- Communal Residents' Laundry And Lounge
- Off Road Parking
- Walking Distance To Ilkley Amenities
- Council Tax Band E

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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TOTAL APPROX. FLOOR AREA 711 SQ.FT. (66.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



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