

# Harrison Robinson

Estate Agents



**Flat 1, 37 St. James Road, Ilkley, LS29 9PY**

**Guide Price £415,000**



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## GROUND FLOOR

### Communal Entrance

Stone steps lead up to a timber entrance door with glazed panel opening into a spacious, communal entrance area where doors open into Flat 1 and to a staircase leading to the upper floor apartment.

### Private Entrance Hall

23'3" x 7'2" (7.1 x 2.2)

A timber entrance door with obscure glazed, decorative pane with transom light opens into a welcoming and spacious entrance hall. Original, stripped pine doors open into a spacious lounge with bay window and a second reception room / bedroom two. The hallway is open to a well appointed breakfast kitchen to the rear of the apartment. Solid wood flooring, recessed ceiling lights, timber balustrading with a carpeted staircase leading down to the lower ground floor of the property.

### Lounge

18'4" x 13'1" (5.6 x 4)

A lovely and spacious, comfortable lounge to the front elevation with box bay window with tall, original single glazed, timber framed sash windows enjoying a leafy aspect to the front. Carpeted flooring, radiator, coving, ceiling rose. An open fireplace with granite hearth and stone surround is a charming focal feature to this room.

### Sitting Room / Bedroom

15'1" x 13'1" (4.6 x 4)

A second, good sized reception room to the rear of the apartment with tall, single glazed, sash windows enjoying a delightful view over the private garden across to woodland. Solid wood flooring, coving, two radiators, ceiling rose. Fitted shelving to alcove. This room is currently arranged as a studio and would work equally well as a double bedroom, if needed.

### Breakfast Kitchen

11'5" x 11'1" (3.5 x 3.4)

A delightful characterful breakfast kitchen fitted with a range of wooden cabinetry with solid wood work surfaces and appliances including electric oven, four ring gas hob and space and plumbing for a washing machine and freestanding fridge freezer. Attractive, double, Belfast sink with black, hose style, mixer tap beneath a large, single glazed, sash window overlooking the South facing rear garden. White Metro tiling to one wall, radiator, continuation of the solid wood flooring. There is ample space for a large dining table making this a most sociable room. A half glazed, timber door leads out to the garden, bringing the outside in in warmer months, ideal for entertaining friends and family.

## LOWER GROUND FLOOR

### Hall

A carpeted staircase leads from the breakfast kitchen down to the lower ground floor of the apartment where one finds a hallway with solid wood flooring with doors opening into a four-piece bathroom, a large double bedroom and dressing room. Recessed ceiling lights.

### Bathroom

A good sized, well presented, four-piece bathroom with low-level W.C., circular handbasin with chrome mixer tap set in a bespoke, wooden vanity unit and deep-fill bath with central, chrome mixer tap set in a wooden surround with tiling to half height on the walls. Separate shower cubicle with thermostatic shower, mosaic style tiling to walls and glazed door. Neutral floor tiling, ceiling lights, extractor. Wall mounted, mirror fronted vanity cupboards.

### Bedroom

17'8" x 12'9" (5.4 x 3.9)

A generously proportioned double bedroom with two, large, double glazed windows to the front elevation, carpeted flooring, radiator and recessed ceiling lights. There is ample room for bedroom furniture and an original stone sill to one corner adds to the character feel of this room.

### Dressing Room

14'1" x 6'10" (4.3 x 2.1)

A good sized room, currently arranged as a dressing room, with carpeted flooring, ceiling lights and a recessed, understairs storage cupboard. There is the possibility of putting in a door to lead up to the rear garden (subject to planning consent).

## OUTSIDE

### Private Garden

The apartment benefits from a delightful, private, South facing rear garden enjoying a beautiful, peaceful setting with an outlook to an area of open woodland. With a good sized decked area, ideal for outdoor furniture, a small area of level lawn, patio with room for flowering pots, this is a great space to relax and entertain. A wooden gate gives access to the quiet, rear lane.

### Parking

There is ample on street parking outside the property.

### NOTES AND TENURE

We are advisee by our vendor that the apartment is leasehold with the remainder of a 999 year lease from 13th August 1982.

There is no current service charge. The freehold is owned by the owner of Flat 2, 37 St James Road.

The current ground rent is £20 per annum.

Pets are allowed.

### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

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

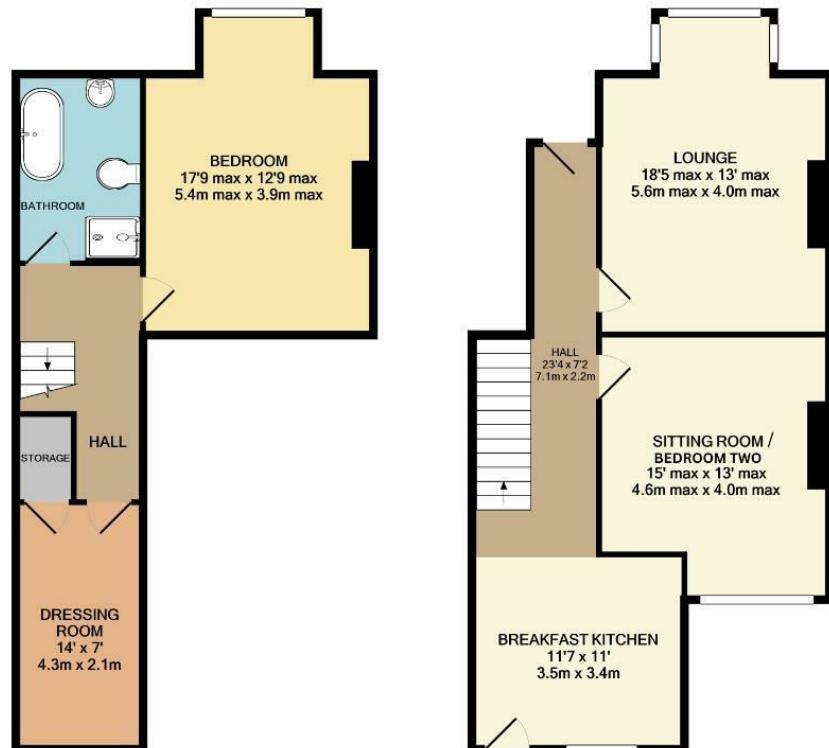
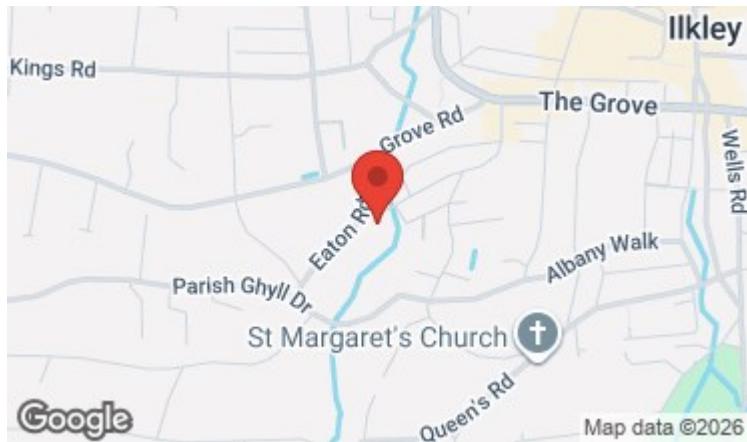
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



- Well Presented Characterful Two Bedroom Maisonette
- Spacious Rooms And High Ceilings
- Retaining Delightful Character Features
- Charming Dining Kitchen
- Private South Facing Rear Garden
- Modern Four-Piece House Bathroom
- Two Good Sized Double Bedrooms And Dressing Room
- Highly Regarded Central Ilkley Location
- Walking Distance To Moors, Train Station And Schools
- Council Tax Band B

#### Energy Efficiency Rating

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



BASEMENT LEVEL  
APPROX. FLOOR  
AREA 484 SQ.FT.  
(44.9 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 650 SQ.FT.  
(60.4 SQ.M.)

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TOTAL APPROX. FLOOR AREA 1133 SQ.FT. (105.3 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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