

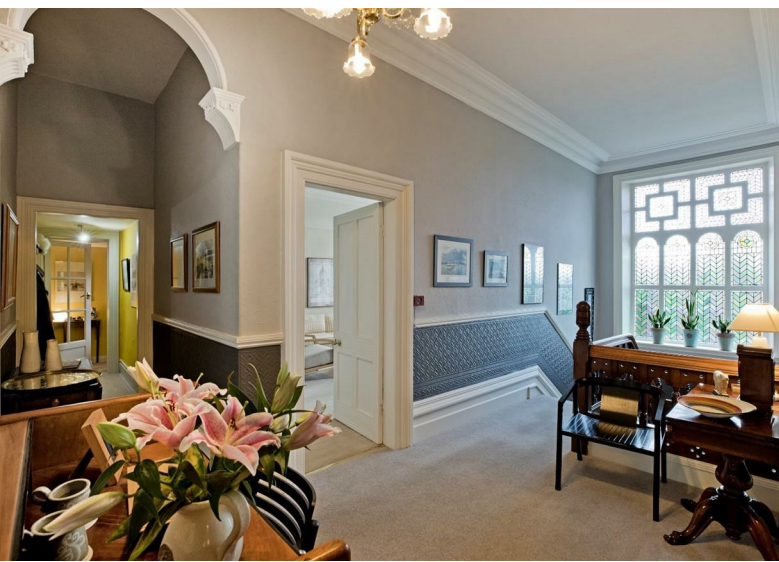
Harrison Robinson

Estate Agents



Flat 2 Fairmount, 20 Queens Drive Lane, Ilkley, LS29 9QS
Guide Price £700,000

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GROUND FLOOR

Private Entrance Porch

Glazed timber doors open into a private entrance porch, with exposed stonework, tiled flooring and stone steps opening to a private entrance hall.

Private Entrance Hall

With practical matting and carpeting, deep under stairs storage cupboard, deep skirtings, Dado rail and high ceilings this is a lovely private entrance in which to welcome friends and family. A wide carpeted staircase with beautiful, original timber balustrading leads to the upper floor of the property.

FIRST FLOOR

Hall

A return, carpeted staircase with original timber balustrading and stunning, large, stained glass window to the half landing leads to a spacious landing area giving access to the principal rooms. Space for furniture, dado rail, beautiful arches, cornicing and carpeted flooring. There is a useful area for hanging coats leading to a cloakroom / W.C.

Sitting Room

18'4" x 15'1" (5.6 x 4.6)

A generously proportioned lounge with tall windows to the rear giving access to a paved balcony, affording a fantastic view across the Wharfe Valley. With carpeted flooring, radiator, deep skirtings, picture rail and cornicing this is a lovely, comfortable room in which to relax.

Lounge / Dining Room

19'4" x 14'9" (5.9 x 4.5)

A spacious, light filled dining room courtesy of three, tall sash windows to the South facing aspect enjoying delightful, leafy views. Carpeted flooring, two radiators, picture rail and cornicing, TV point, recessed log burning stove, set in a tiled fireplace and hearth with solid oak surround. Recessed cupboards to alcoves. Space for a large dining table. Door into:

Kitchen

14'9" x 8'10" (4.5 x 2.7)

Fitted with a range of bespoke, solid wood cabinetry with solid wood surfaces and tiled splashbacks. Electric oven, five ring gas hob with extractor over, space and plumbing for under counter appliances, one and a half bowl, stainless-steel sink and drainer with mixer tap beneath a window to the side elevation. A second window to the front allows further light. Vinyl, tile effect flooring, cornicing and electric wall heater.

Master Bedroom

18'4" x 15'1" (5.6 x 4.6)

A large double bedroom to the rear of the property with tall windows opening onto the paved balcony enjoying wonderful, long distance, Wharfe Valley views. Carpeted flooring, two radiators, fitted wardrobes. Fitted headboard incorporating bedside tables. Cornicing and TV point. Opening to:

WC Shower Room / Wet Room

With low-level w/c with concealed cistern, wall hung hand basin and thermostatic shower with large, white wall tiling, ceiling lights and extractor. Practical, wet room style flooring.

Bedroom Two

14'9" x 13'9" (4.5 x 4.2)

A large, double bedroom to the front of the property with carpeted flooring, tall sash windows allowing natural light to flood in and beautiful, original, marble fireplace. Fitted wardrobe to one alcove, deep skirtings, picture rail, cornicing and radiator. Door into:

Bathroom / En Suite

A spacious Jack and Jill bathroom with low-level w/c with concealed cistern, hand basin with mixer tap set in a bespoke vanity cupboard and bath with thermostatic shower, glazed screen and mosaic style wall tiling. Fitted wall cupboards to match the vanity unit. Downlit fitted wall mirror. Solid wood flooring, cornicing, radiator, tall obscure glazed window to front elevation. Door back into the hallway/landing.

Study

13'1" x 9'10" (4.0 x 3.0)

A dual aspect room enjoying superb views, currently arranged as a home office, with carpeted flooring, picture rail, radiator and feature fireplace. Glazed door into:

Bedroom Three

11'1" x 9'10" (3.4 x 3.0)

A further double bedroom with carpeted flooring, traditional style radiator, tall fitted wardrobes and window to the side elevation.

Cloakroom / W.C.

With low-level w/c and wall hung hand basin with chrome taps and tiled splashback. Carpeted flooring, window to the rear enjoying lovely views and radiator.

OUTSIDE

Garage

A good-sized detached garage with up and over door and power.

Gardens

The apartment benefits from its own private, good-sized garden accessed via some broad stone steps to the rear of the property. Currently laid to block paving and gravel for ease of maintenance, it has some raised beds for planting and a greenhouse. A shed provides useful storage. There is the space for some outdoor furniture and this would be a lovely spot to sit and relax in the sunshine.

NOTES

We are advised by our vendors that the property is leasehold with the remainder of a 999 year lease dating from 1st August 1974. There is no service charge payable and no separate management company. There is a charge of £20 Ground Rent per annum.

UTILITIES AND SERVICES

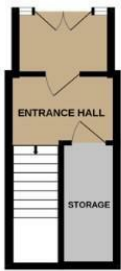
The property benefits from mains drainage, gas and electricity. Ultrafast Broadband is shown on the Ofcom website to be available to this property.

Please check the Ofcom website for mobile 'phone coverage.

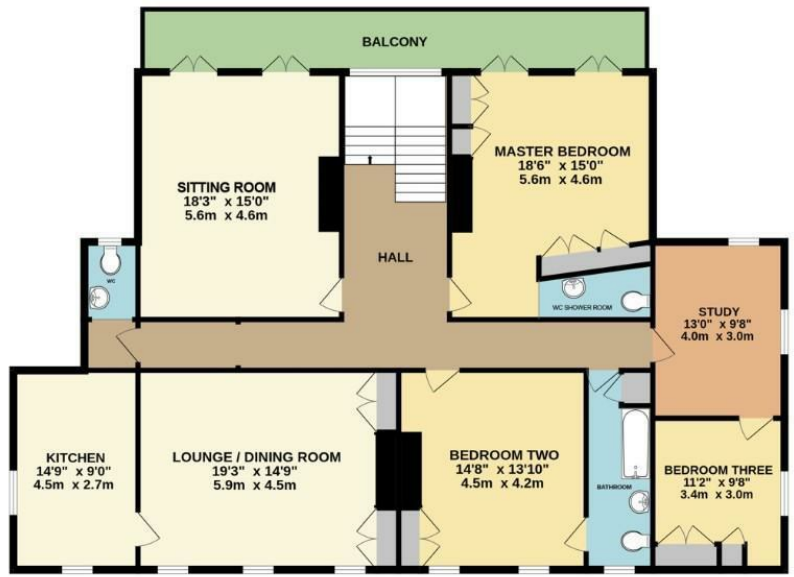


- A Superb Three Double Bedroomed Apartment
- Living Dining Room With Log Burning Stove
- Beautiful Sitting Room With Private Balcony Access & Superb Views
- Principal Bedroom En Suite With Private Balcony Access
- Modern Jack & Jill House Bathroom
- Stunning Original Features
- Magnificent Wharfe Valley Views
- Single Garage, Parking & Private Well Stocked Garden
- Walking Distance to Ilkley Amenities Including Train Station
- Council Tax Band E

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



GROUND FLOOR
145 sq.ft. (13.5 sq.m.) approx.



FIRST FLOOR
1768 sq.ft. (164.2 sq.m.) approx.



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1913 SQ.FT. (177.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.