

# HUNTERS®

HERE TO GET *you* THERE



## Burnside

Addingham, Ilkley, LS29 0PJ

By Auction £95,000



Council Tax: C



# 24 Burnside

Addingham, Ilkley, LS29 0PJ

By Auction £95,000



## ACCOMMODATION

The property benefits from sealed unit double glazing and electric heating throughout.

## GROUND FLOOR

Communal entrance having stairs to the upper floors.

## SECOND FLOOR

With access to the apartment.

## ENTRANCE HALL

4'7" x 19'1" (1.39 x 5.82)

Entrance door leads to newly carpeted flooring, cupboard housing hot water cylinder and offering additional storage, electric heater.

## BEDROOM

17'6" x 11'3" (5.33 x 3.43)

With window to the front elevation overlooking Addingham village, benefits from lots of natural light, high ceilings, cast iron columns and fitted wardrobes.

## EN SUITE

6'6" x 6'2" (1.98 x 1.87)

Tiled splashback and tiled shower cubicle, white suite with low level w/c, pedestal wash hand basin with mixer tap, shower cubicle with electric shower, electric radiator.

## HOUSE BATHROOM

10'7" x 5'5" (3.22 x 1.64)

Fully tiled with white suite comprising of low level w/c, pedestal wash hand basin, panelled bath with mixer tap and hand held shower over, radiator, vinyl flooring, mirrors with storage behind.

## KITCHEN

17'7" x 11'9" (5.36 x 3.57)

Having a good range of base and wall units, laminate work surfaces, tiled splash backs, stainless steel sink with drainer and mixer tap over. Built in electric oven, electric hob and stainless steel extractor hood over, integrated dishwasher and washing machine.

## LIVING / DINNING ROOM

13'7" x 12'2" (4.15 x 3.72)

Window to rear with countryside views, radiator, open to the kitchen area.

## BEDROOM

8'6" x 17'4" (2.60 x 5.29)

Window to rear aspect, radiator, fitted wardrobes.

## OUTSIDE

Allocated parking space to the rear.

## AGENTS NOTES

We have been informed by the current owner there is a 999 year lease from 20th December 2002 and annual ground rent of £175. The service charge for 2023/2024 is £2617.36 per annum to include maintenance of the building, gardens, communal areas, cleaning of communal areas and windows, buildings insurance, health and safety and contributions towards the sinking fund.

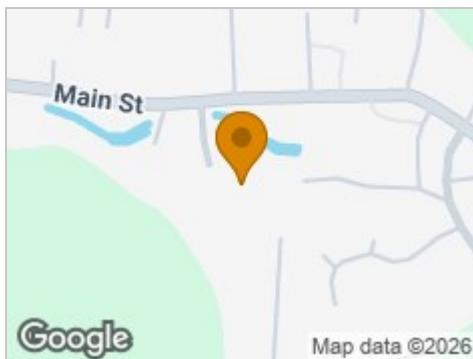
Council Tax Band C, Bradford City Council

## INVESTMENT \* LETTINGS \* MANAGEMENT

For Landlords, we offer a dedicated and professional Lettings service, tailored to your individual requirements. If you are looking for an investment and would like any advice on the rental potential, then please contact our Lettings Department.



## Road Map



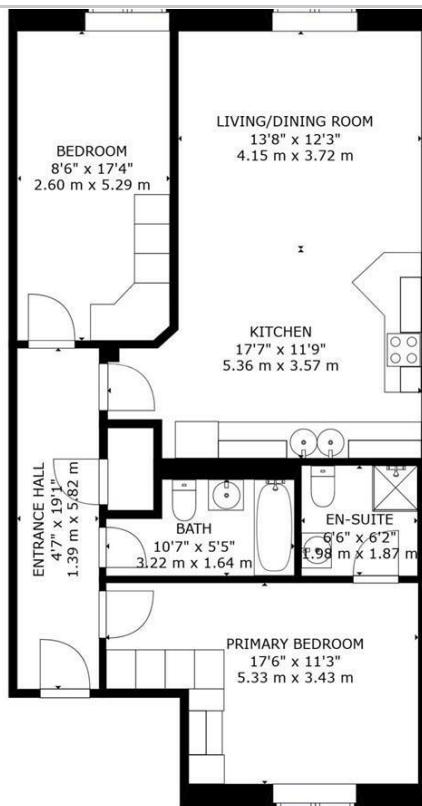
## Hybrid Map



## Terrain Map



## Floor Plan



GROSS INTERNAL AREA

FLOOR 1: 918 sq. ft, 85 m<sup>2</sup>

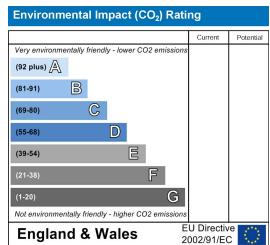
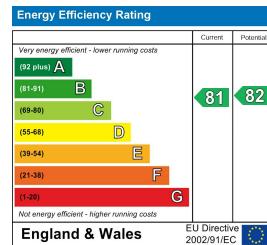
TOTAL: 918 sq. ft, 85 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## Viewing

Please contact our Hunters Otley & Ilkley Office on 01943 660002 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.