

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Grove Road

Ilkley, LS29 9QF

By Auction £350,000



Council Tax: F





# 42 Grove Road

Ilkley, LS29 9QF

By Auction £350,000



## ACCOMMODATION

The accommodation has underfloor heating and sealed unit double glazing throughout.

## COMMUNAL ENTRANCE HALL

With entry phone access and both lift and staircase access to the upper floors. The entrance hall is both welcoming and well-maintained. The entrance door to the apartment is located here.

## OPEN PLAN LIVING/DINING

14'8" x 17'2" 13'7" x 22'3" (4.47 x 5.23 4.14 x 6.78)

The apartments front door opens into a spacious and versatile living space with an abundance of natural light from the two full height windows to the rear aspect that also provide superb long distant views over the valley towards Middleton/Langbar. There is a glazed door onto the balcony, attractive fireplace with gas fire inset, 4 wall lights and a ceiling light. The area continues into:

## KITCHEN AREA

8'7" x 12'11" (2.62 x 3.94)

Having a window to the rear aspect, inset ceiling spot lights and fitted with wall and base cupboards with tiled splashbacks and granite worktops with stainless steel sink inset. Integral appliances include a gas hob with extractor fan above, double oven, dishwasher and fridge freezer.

## INNER HALLWAY

24'1" x 4'8" (7.34 x 1.41)

Having 3 wall lights and provides access:-

## MASTER BEDROOM

13'4" x 19'3" (4.06 x 5.88)

A generous double bedroom with a further full height window to the rear aspect with long distant views, door to the side aspect opening onto the balcony. Having 2 wall lights, ceiling light and door to:

## ENSUITE SHOWER ROOM

8'11" x 5'1" (2.72 x 1.55)

Being partially tiled with window to the side aspect, inset ceiling spot lights, extractor fan, ladder style heated towel radiator, large shower cubicle, low level WC and pedestal hand basin.

## BEDROOM

10'8" x 12'0" (3.24 x 3.67)

Double room with sliding patio doors opening directly onto the balcony at the rear with long distant views. Central ceiling light.

## BATHROOM

8'11" x 6'2" (2.72 x 1.88)

Being partly tiled with window to the side aspect, inset ceiling spot lights, ladder style heated towel radiator, bath with shower above and screen to one side, low level WC and pedestal hand basin.

## LAUNDRY ROOM

Having a ceiling light, the space and plumbing for a washing machine, the boiler is housed in here and there is also further storage space for coats, boots etc...

## BALCONY

The balcony is to the rear aspect with glass balustrade, outside light and ample space for a table and chairs providing a great place to sit and enjoy the view, as well as being an ideal area for alfresco dining.

## OUTSIDE

Heberscliffe stands within impressive level grounds which are principally lawned with well tended flower borders. The gardens are maintained by the Management Company as an amenity for the residents. There are also 2 parking spaces.

Tel: 01943 660002

## TENURE

We are advised that the property is held on a 999 year lease from 1st December 2004, Each of the seven apartment owners at Hebers Cliffe have a share of the freehold. We are advised that the service charge is £250 per calendar month.

## AGENTS NOTES

Council tax band F. We are advised that the property is held on a 999 year lease from 1st December 2004, Each of the seven apartment owners at Hebers Cliffe have a share of the freehold. We are advised that the service charge is £250 per calendar month.

## DIRECTIONS

From the Ilkley office proceed along The Grove in a westwards direction and at The Memorial Gardens bear left into Grove Road. Continue for about half a mile passing the junction with Victoria Avenue. Heberscliffe is located on the right hand side.

## ADDITIONAL SERVICES

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide. We can put you in touch with a local

independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

## INVESTMENTS \* 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.

## PROPERTY BLOG

The place where Landlords and home owners can find useful information, advice, insights, resources and inspiration for owning, renting out, buying and selling a property in the Wharfe Valley, covering Ilkley, Addingham, Ben Rhydding, Burley-in-Wharfedale, Menston, Otley and Pool-in-Wharfedale. For your latest property news please go to [www.wharfevalleypropertyblog.co.uk](http://www.wharfevalleypropertyblog.co.uk).



Road Map



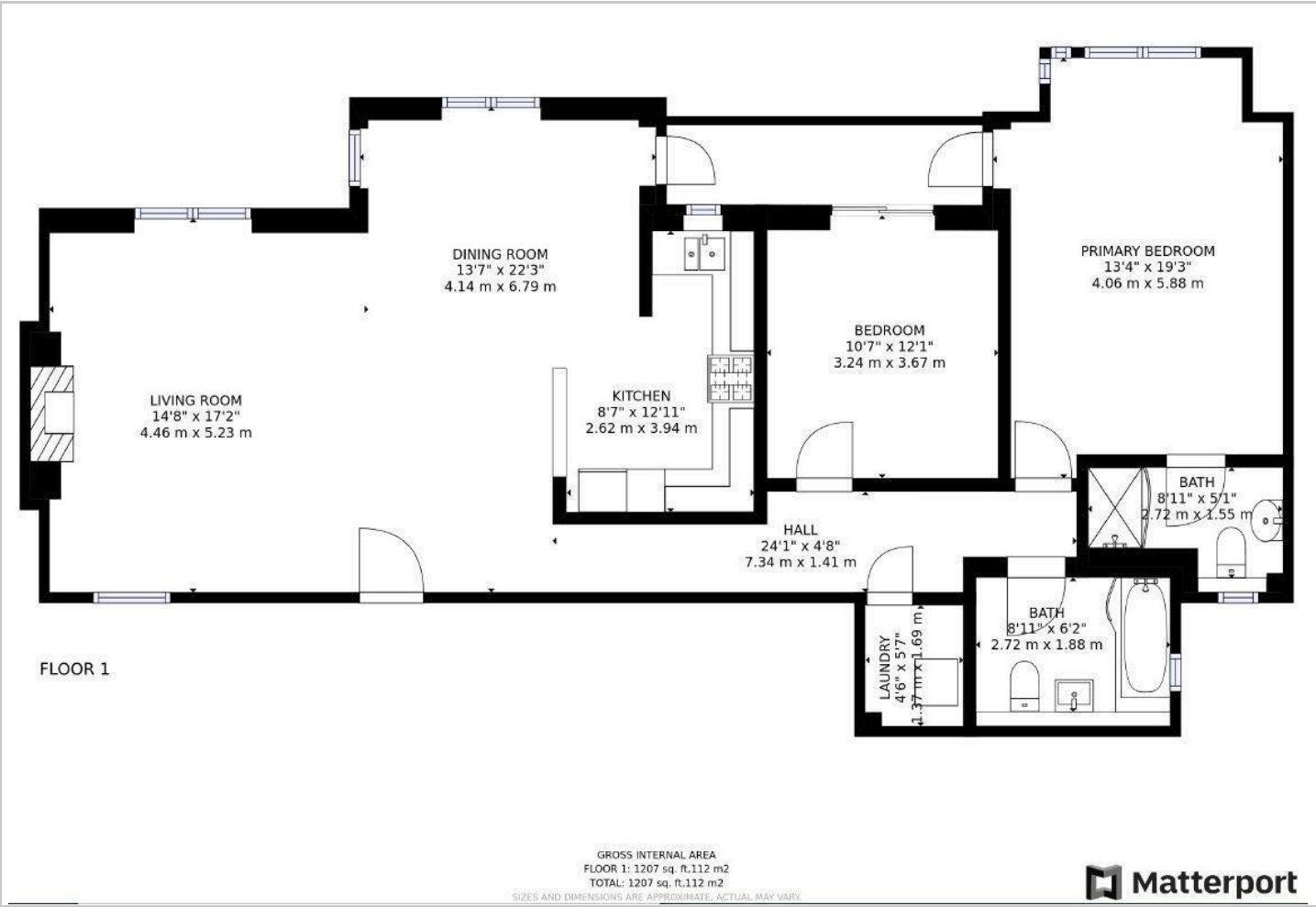
Hybrid Map



Terrain Map



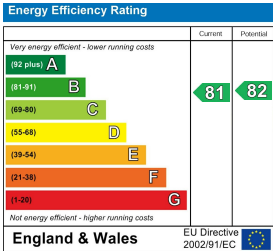
Floor Plan



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.