

# HUNTERS<sup>®</sup>

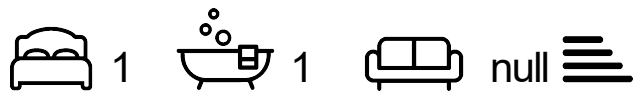
HERE TO GET *you* THERE



## Queens Road

Ilkley, LS29 9QJ

Guide Price £148,950



Council Tax:



# Flat 18, Deaconess Court Queens Road

Ilkley, LS29 9QJ

Guide Price £148,950



## ACCOMMODATION

The flat can be accessed by both the front door as well as via a ramped entrance, having UPVC double glazed windows and electric storage heaters.

## ENTRANCE VESTIBULE

Having a ceiling light and door into the sitting room.

## CLOAKROOM

Spacious room with glazed patio door and full height window to the front aspect, 2 ceiling lights and a storage heater. Having ample room for a settee and dining table and chairs, there is also a useful walk in storage cupboard.

## KITCHEN

Having a window to the front aspect, ceiling light, fitted wall and base units with complimentary works surfaces, inset sink, space and plumbing for a washing machine, space for a cooker, breakfast bar area with ample space for fridge and freezer beneath.

## INNER HALLWAY

Providing access to the bedroom and shower, having a further cupboard which houses the water tank and is fitted with some shelving.

## BEDROOM

Double bedroom with window to the front aspect, ceiling light, storage heater and built in wardrobes.

## SHOWER ROOM

Being fully tiled with inset ceiling spot lights, extractor fan, corner shower cubicle. a combined WC and sink unit with storage cupboards below.

## OUTSIDE

Deaconess Court is set amidst pleasant and well-maintained communal gardens with west facing lawns, colourful herbaceous borders, mature trees and shrubs. To the east lies an attractive courtyard, accessed via a private road to the rear, which provides ample parking for residents and their guests.

## AGENTS NOTES

The property is leasehold with the balance of 180 years from August 2022 - lease will expire on 8/10/2202. Paid service charge for 2022 was £841 NB: there could be a small amendment at the end of the year. Ground rent is £10 per annum. Council tax band B

## 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

Tel: 01943 660500

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



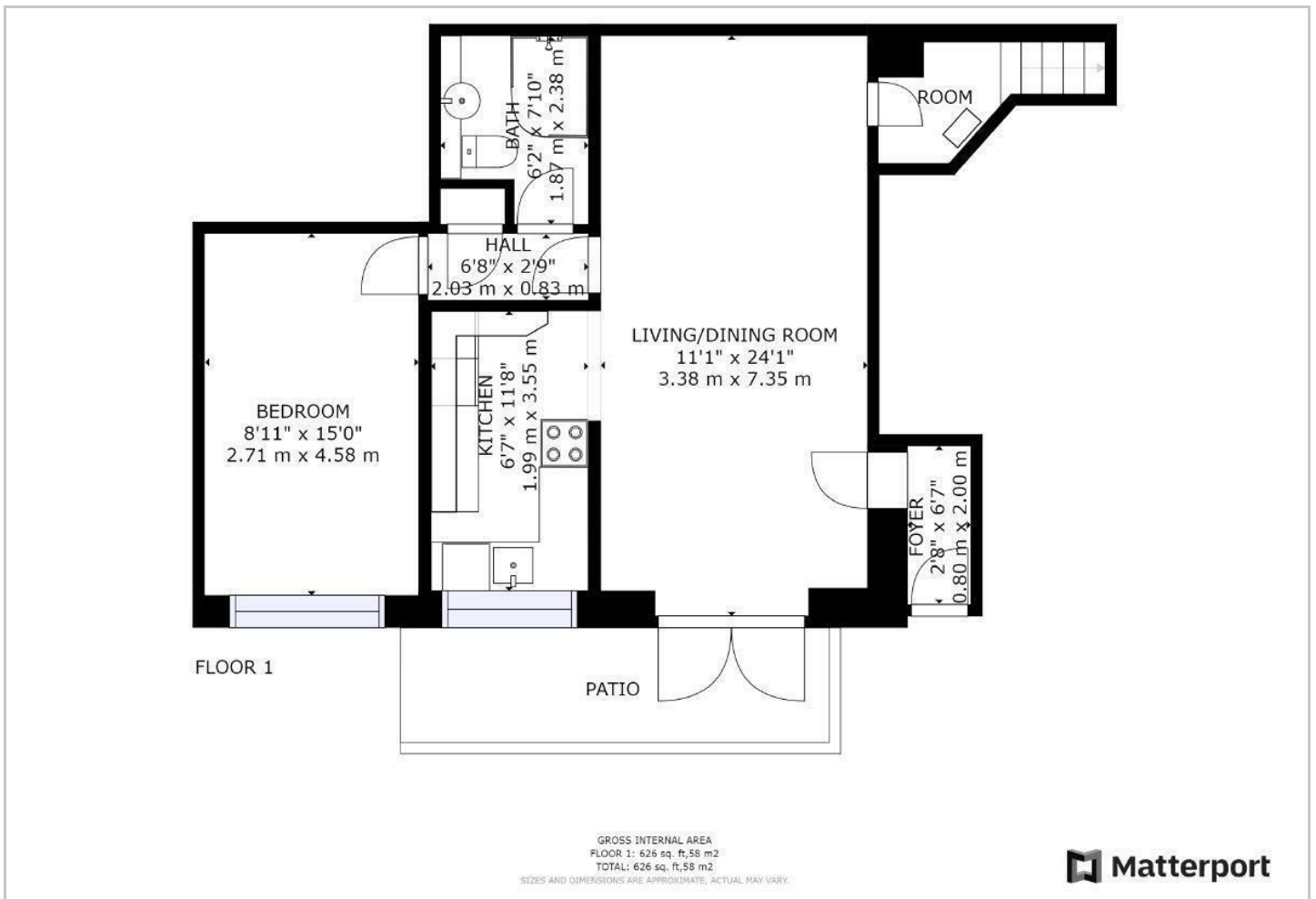
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Hunters Ilkley Office on 01943 660500 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.