

HUNTERS®

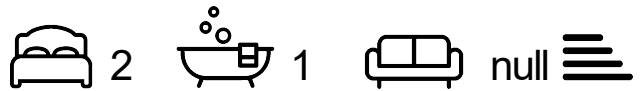
HERE TO GET *you* THERE



Linnburn Mews

Ilkley, LS29 9RG

£101,250



Council Tax:



10 Linnburn Mews

Ilkley, LS29 9RG

£101,250



ACCOMMODATION

Two bedroom first floor apartment, which located within a highly desirable over 55's development. The property is based on a 70% shared ownership, and is conveniently placed within the heart of Ilkley. Having gas central heating and UPVc double glazing.

ENTRANCE HALL

A private entrance door opens straight to an inner staircase which leads to the first floor.

LANDING

A spacious landing area which leads to all rooms and features a cupboard which houses the boiler. There is also a generous storage cupboard.

LIVING ROOM/DINING

14'11" x 10'1" (4.55 x 3.07)

Having a double glazed window to the rear aspect and further internal window into the hallway, this generously sized lounge benefits from having television connections, radiator, and a focal fireplace.

KITCHEN

10'4" x 6'7" (3.15 x 2.01)

Having a double glazed window to the front aspect, ceiling light, central heating radiator, wall and base units, complementary work surface with sink and drainer inset. electric oven, space for a stand alone fridge freezer and plumbing for a washing machine.

BEDROOM

10'9" x 10'4" (3.28 x 3.15)

Featuring a double glazed window to the rear, fitted wardrobes, ceiling light and radiator.

BEDROOM

8'4" x 7'6" (2.54 x 2.29)

Featuring a double glazed window to the front which enjoys the communal grounds outlook, ceiling light and central heating radiator.

BATHROOM

7'6" x 5'7" (2.29 x 1.70)

Comprising of a bath, low flush w/c, wash hand basin ceiling light and radiator.

COMMUNAL GROUNDS

Linnburn Mews is a charming apartment development which is well maintained throughout. The communal grounds include paved pathways which lead to a beautiful lawn area and raised paved patio area to the rear which are complemented by attractive shrubs and borders.

To the front of the building further attractive borders and raised beds add to the charm of the complex, and there is also access to a communal residents parking area.

AGENTS NOTES

Leasehold. We are advised that a new 99 year lease will be granted to each new purchaser. The lease provides a payment to the freeholder of 1% annual deferred service charge would be payable upon re-sale. A service charge of £268 is paid per quarter and covers the maintenance of the external areas and grounds, along with the building insurance. Council tax band C.

DIRECTIONS

From our Hunters offices in Crescent Court, Ilkley, proceed along Brook Street and turn left at the junction onto Station Road. Turn immediately right

onto Wells Road. Turn right onto Queens Road, continuing over Wells Promenade and Linnburn Mews can be found on the left hand side identified by our Hunters sale board.

ADDITIONAL SERVICES

If you are thinking of selling or letting your home, please contact our office for more information. The lease provides a payment to the freeholder of 1% deferred service charge would be payable upon re-sale. 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.



Road Map



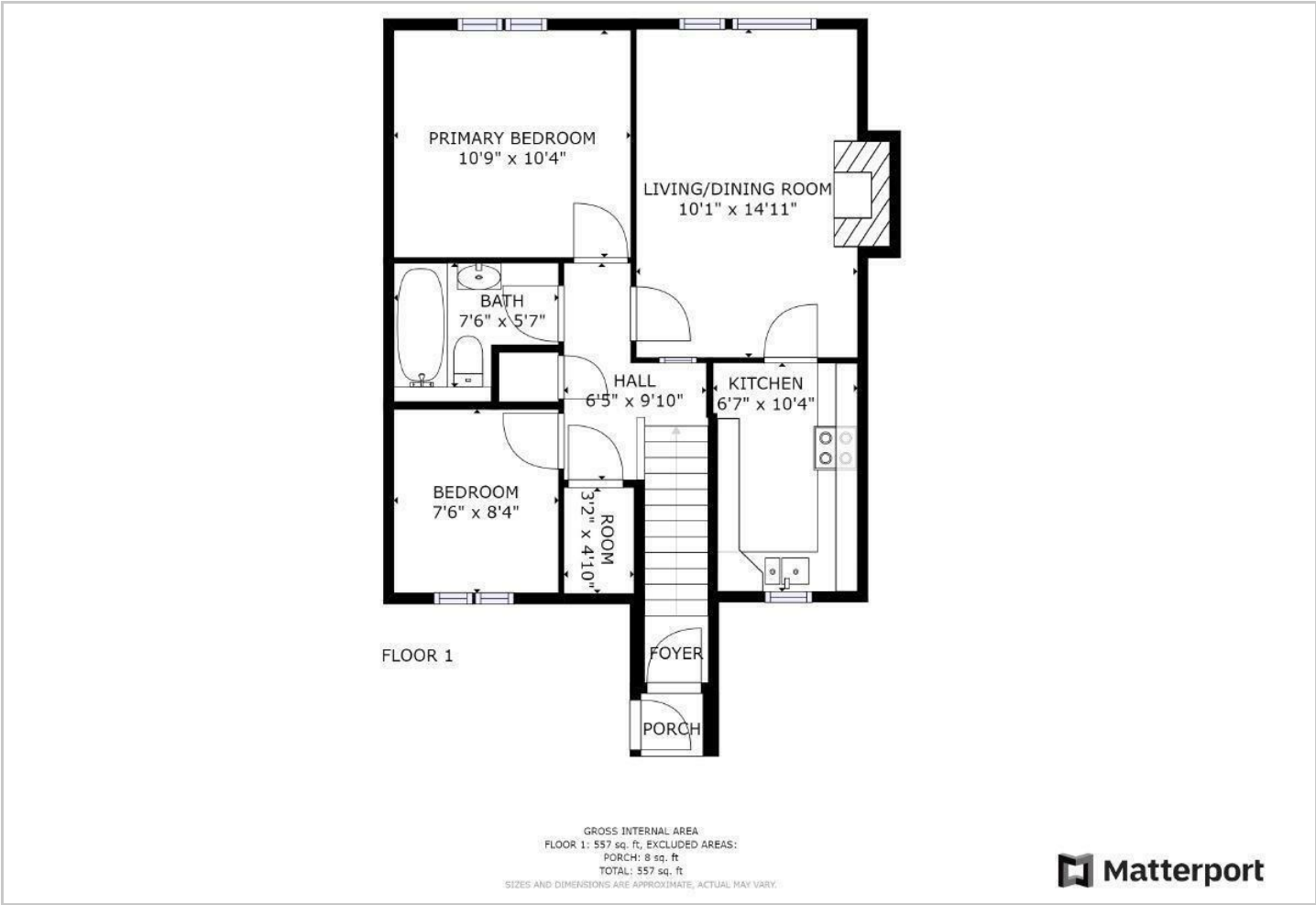
Hybrid Map



Terrain Map



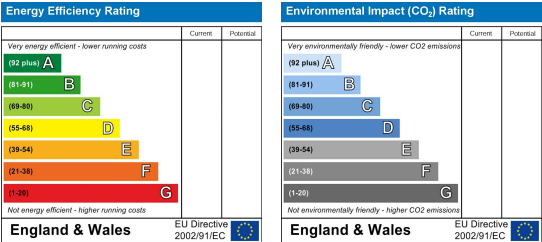
Floor Plan



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.