



**Back Cowpasture Road, Ilkley LS29 8QX**

**Asking Price £194,000**

- SELF CONTAINED SECOND FLOOR APARTMENT
- OPEN PLAN LIVING/DINING AREA
- FAR REACHING VIEWS
- EXCELLENT TRANSPORT LINKS
- ONE BEDROOM
- MODERN SHOWER ROOM
- SOUGHT AFTER LOCATION

# Back Cowpasture Road, Ilkley LS29 8QX

A superb opportunity to acquire an elegant, self-contained second-floor apartment set within this impressive Victorian terrace. The property enjoys breath-taking, far-reaching views and is perfectly positioned just a short stroll from The Grove.



Council Tax Band: B



## **PROPERTY DETAILS**

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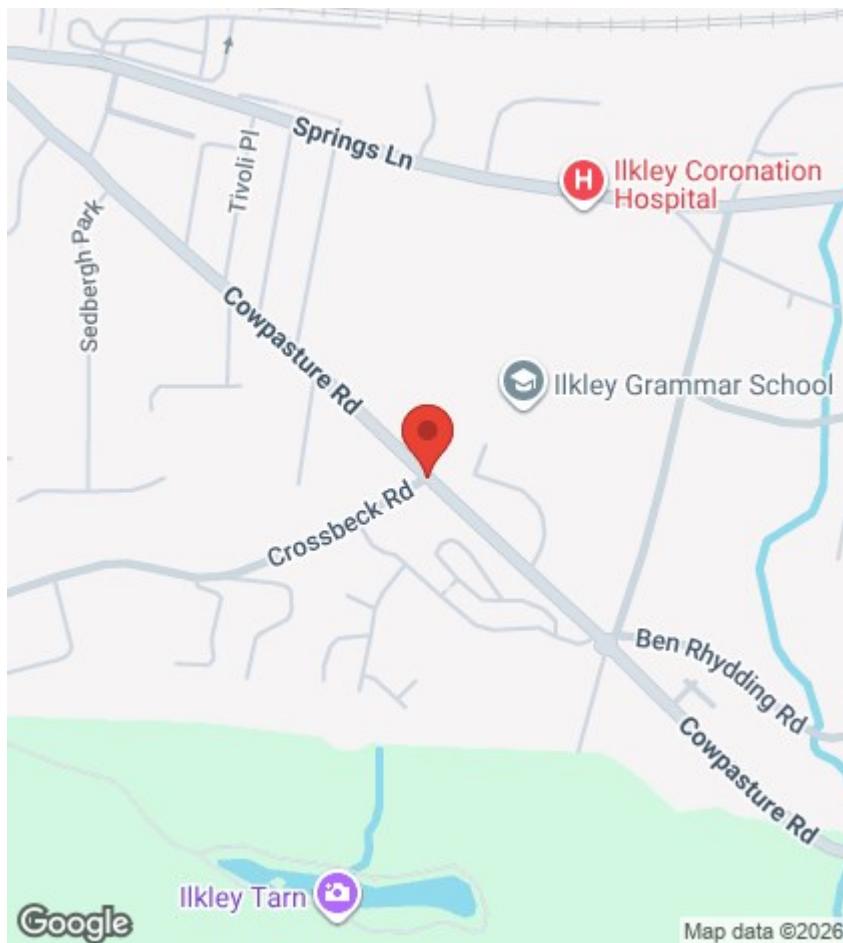
Apartment 10B offers generously proportioned, thoughtfully designed contemporary living space. The welcoming entrance hall leads to a luxurious modern shower room, while an inner hallway opens into the stunning open-plan living, dining, and kitchen area. This bright and stylish space is enhanced by a large picture window that perfectly frames the exceptional views beyond. The apartment also benefits from a well-proportioned double bedroom, providing comfortable and refined accommodation.

An ideal purchase for professionals, singles, or couples seeking character, comfort, and a prime location.

Ilkley is widely regarded as one of the most sought-after towns in the region, and this property is just a short stroll from The Grove, where an array of boutique shops, cafés, bars, and restaurants can be found, alongside everyday amenities and excellent transport links for commuters.

## **ADDITIONAL DETAILS**

The property is held on an 999 year lease dated 2012, with an annual ground rent collection of £500



## Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	81	87
EU Directive 2002/91/EC		



10b BACK COWPASTURE ROAD