

Back Cowpasture Road, Ilkley, LS29 8QX

Asking Price £194,000

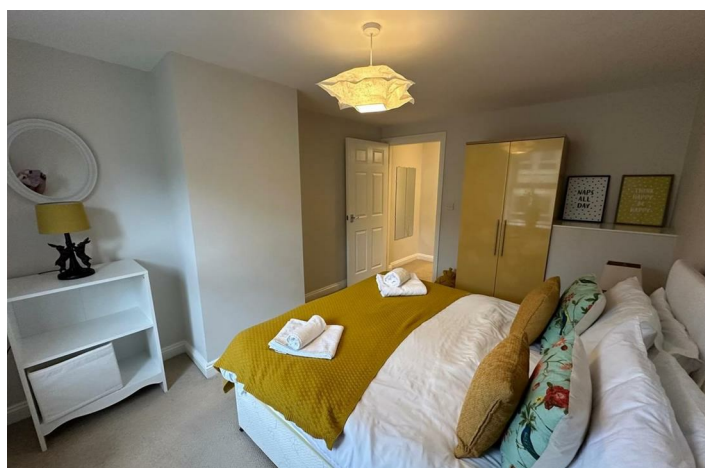
- SELF CONTAINED FIRST FLOOR APARTMENT
- OPEN PLAN LIVING/DINING KITCHEN
- FAR REACHING VIEWS
- EXCELLENT TRANSPORT LINKS
- ONE BEDROOM
- MODERN SHOWER ROOM
- SOUGHT AFTER LOCATION

# Back Cowpasture Road, Ilkley LS29 8QX

A superb opportunity to acquire an elegant, self-contained first-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**

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

Apartment 10A 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.

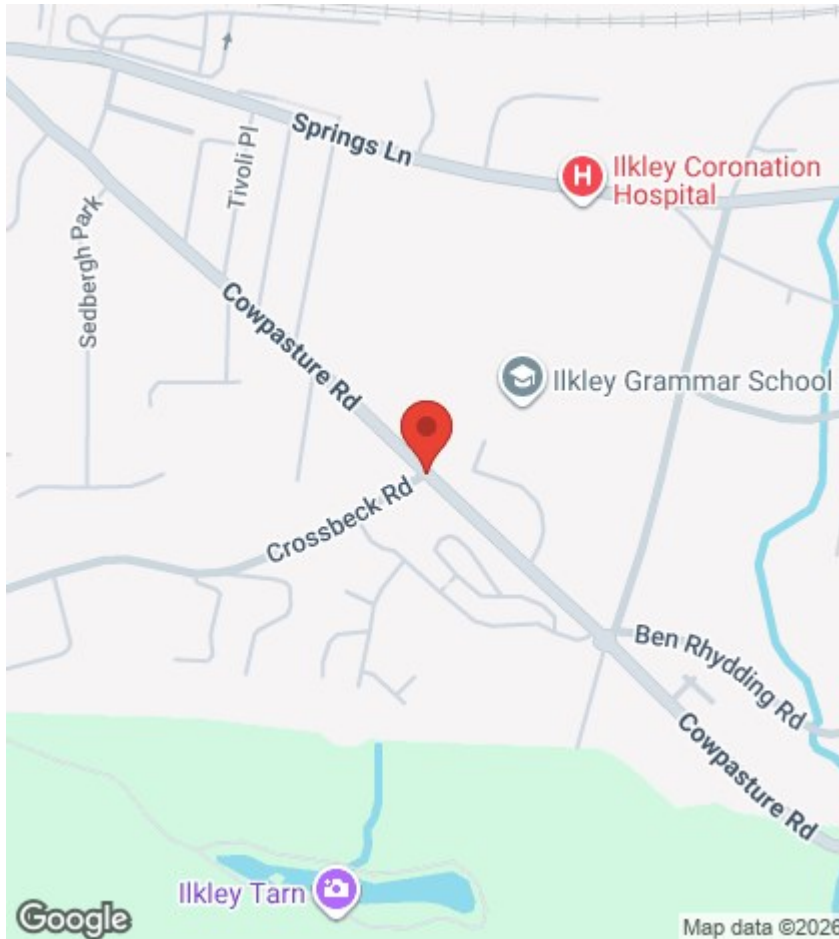
An ideal purchase for professionals, singles, or couples seeking character, comfort, and a prime location.

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.





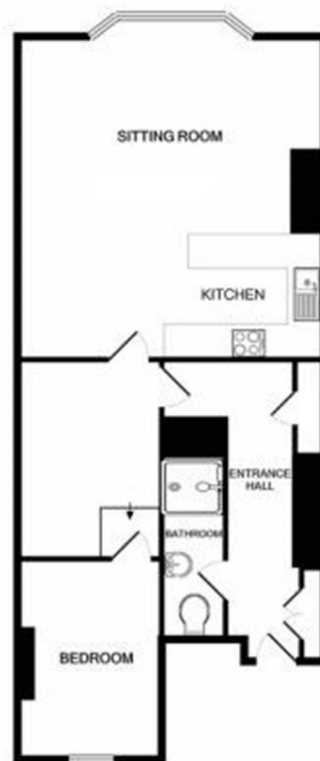
## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



10a BACK COWPASTURE ROAD