

Cow Pasture Road | Ilkley | LS29 8RQ

Asking price £165,000

TRANMER WHITE
Trusted Estate Agents

Flat 4 Rockwood

Cow Pasture Road |
Ilkley | LS29 8RQ
Asking price £165,000

An easily managed first floor flat, forming part of a handsome stone built Victorian building directly adjoining Ilkley Moor to the rear and being within a comfortable walk of town centre amenities and transport services. The property includes a welcoming hallway, a good sized sitting room, a fitted kitchen, double bedroom and a bathroom. An allocated parking space is included.

- Easily Managed First Floor Flat
- Enviable Setting Adjoining Ilkley Moor
- Walking Distance To Ilkley Town Centre
- Sitting Rom
- Fitted Kitchen
- Double Bedroom
- Bathroom
- Allocated Parking
- EPC Rating D
- Council Tax Band A

With gas central heating, the property comprises:

GROUND FLOOR

Entrance Vestibule
Leading to:

Communal Reception Hall

FIRST FLOOR

Private Reception Hall







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Sitting Room
13'6" x 12'0" (4.11m x 3.66m)

Kitchen
10'2" x 7'3" (3.10m x 2.21m)
With a stainless steel sink unit with a mixer tap and a range of fitted base and wall units incorporating cupboards, drawers and heat resistant work surfaces. Electric oven and gas hob. Plumbing for an automatic washer and space for a fridge. Cupboard housing a wall mounted gas central heating boiler. Two windows to the side elevation and a further window to the rear with views to Ilkley Moor.

Bedroom
13'0" x 9'0" (3.96m x 2.74m)
With windows to the side and rear elevations.

Bathroom
With a white suite comprising a panelled bath with a tiled surround and a shower over, pedestal wash basin and a low suite wc. Windows to both the side and rear elevations.

OUTSIDE

Parking
There is an allocated parking space at the front of the property.

Tenure
We are advised that the property is held on the balance of a 999 year lease from 1 May 1992. We understand that the current service charge is £1,776.

Council Tax
City of Bradford Metropolitan District Council Tax Band A.











Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

Mobile Signal/Coverage

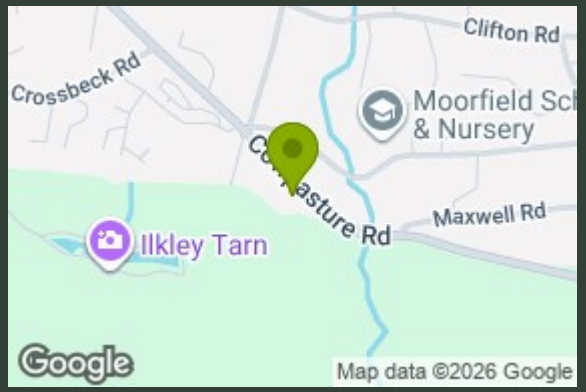
The mobile signal/coverage in this area can be verified via the following link:
https://checker.ofcom.org.uk/en-gb/mobile-coverage

Offer Acceptance & AML Regulations

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.
Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.
Please note that the property will not be marked as “sold subject to contract” until appropriate identification has been provided and all AML checks have been fully completed.

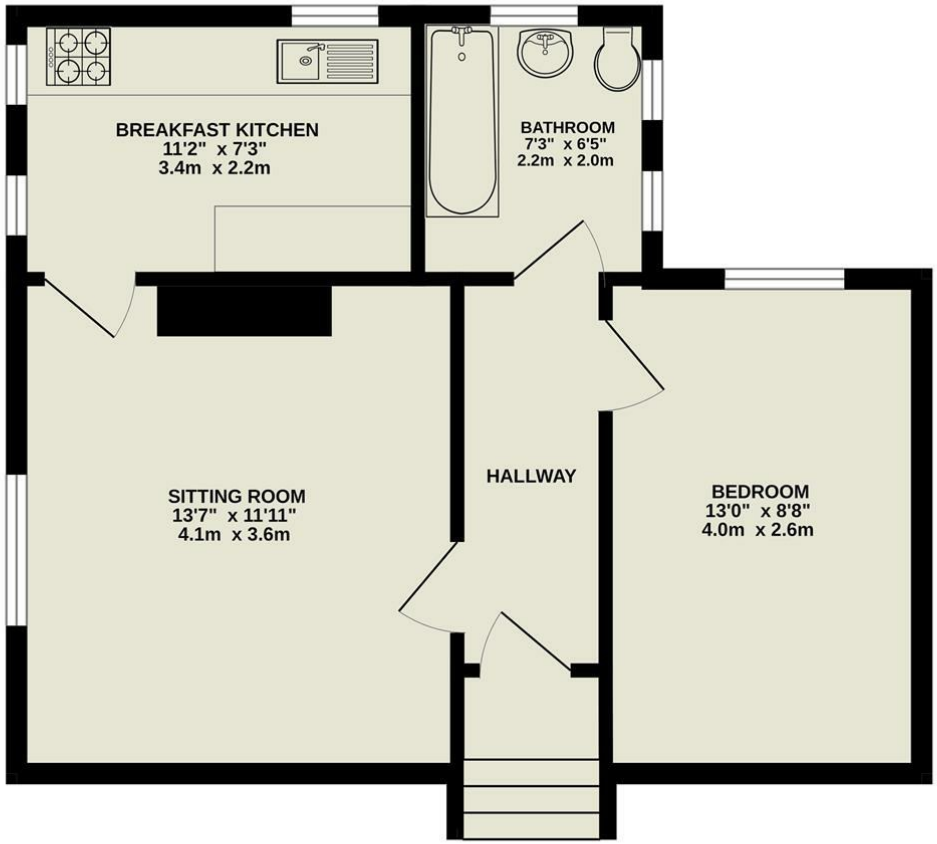
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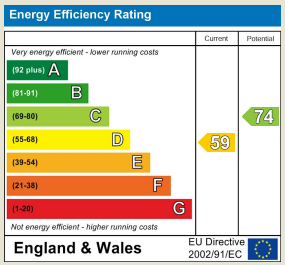


FLAT 4, ROCKWOOD



TOTAL FLOOR AREA : 464 sq.ft. (43.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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139 Bolling Road
Ben Rhydding
Ilkley
West Yorkshire
LS29 8PN
01943 661141
ilkley@tranmerwhite.co.uk
https://www.tranmerwhite.co.uk/