



**Cow Pasture Road  
Ilkley  
West Yorkshire  
LS29**

**Offers in Excess of £212,000**

**bettermove**



# Cow Pasture Road Ilkley

Bettermove are proud to present this 2 bedroom apartment in Ilkley, available with no forward chain.

This property benefits from gas central heating throughout, single glazing and off road parking available via an allocated parking space and garage.

The council tax band is B.

This is a Share of Freehold property with 965 years remaining on the lease; the ground rent is £5.00 per annum and the current service charge is £60.00 per month.

The interior of this first floor property requires some modernisation throughout and comprises a spacious living room, dining room, fitted kitchen, two bedrooms, including a large double bedroom and a single bedroom, WC and shower room. The exterior boasts communal gardens, perfect for enjoying the summer months.

Located in the popular spa town of Ilkley, this property is close to a range of amenities, including shops, supermarkets, restaurants, pubs and schools. Excellent transport links can be found from Ilkley and Ben Rhydding Railway Stations, a range of local bus routes, and quick access to the A65, leading to both Leeds and Skipton.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.

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Reserve It Now





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	





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