



HUNTERS[®]
HERE TO GET *you* THERE



One Oak, Parish Ghyll Drive, Ilkley, LS29

Offers Over £350,000



An exceptional and spacious two bedroom, ground floor apartment beautifully appointed throughout with the advantage of a tandem garage, further room as a hobbies/storage area, off street parking, private gardens a third of an acre, conveniently positioned within walking distance of the town centre with its many amenities.

The property offers accommodation to include a communal entrance hall leading to the private inner hallway and cloakroom with w.c with original mosaic floor, impressive sitting room with high ceiling and chandelier, fitted kitchen with far reaching views across the valley, house bathroom and two double bedrooms. both enjoying excellent levels of natural light, walk in wardrobe providing access to the garage. Access to an additional/upstairs room with Velux windows with shower and w.c offering room for further storage/study /sitting area.

Offered to the market with no onward chain.

Ilkley is a thriving, historical Yorkshire town in the Wharfe Valley offering a wide range of amenities, boutique shops, everyday stores, traditional pubs, wine bars and restaurants to suit all tastes, as well as excellent social facilities to include the playhouse, lido pools, rugby, cricket and golf clubs. The town also benefits from well-regarded schools for all ages including Ilkley Grammar School. In addition, the stunning scenery of the Wharfe Valley provides opportunity for countryside walks. Likewise for the commuter, the town is ideal – there are regular train services to both Leeds and Bradford and for those travelling further afield, Leeds/Bradford International Airport is just over 11 miles away.

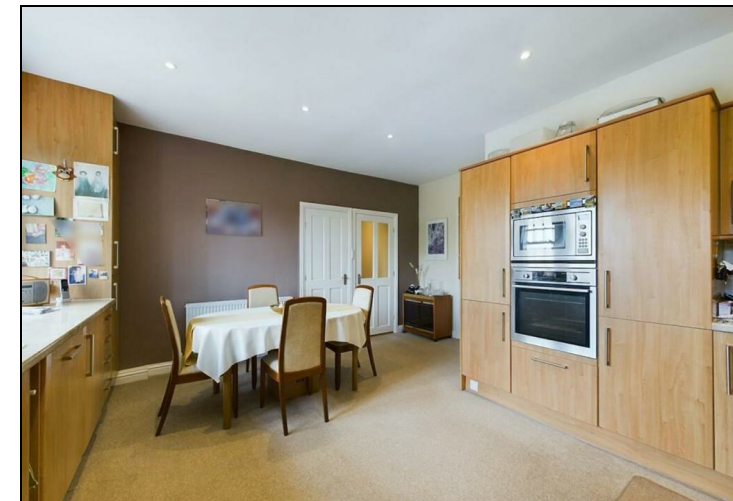
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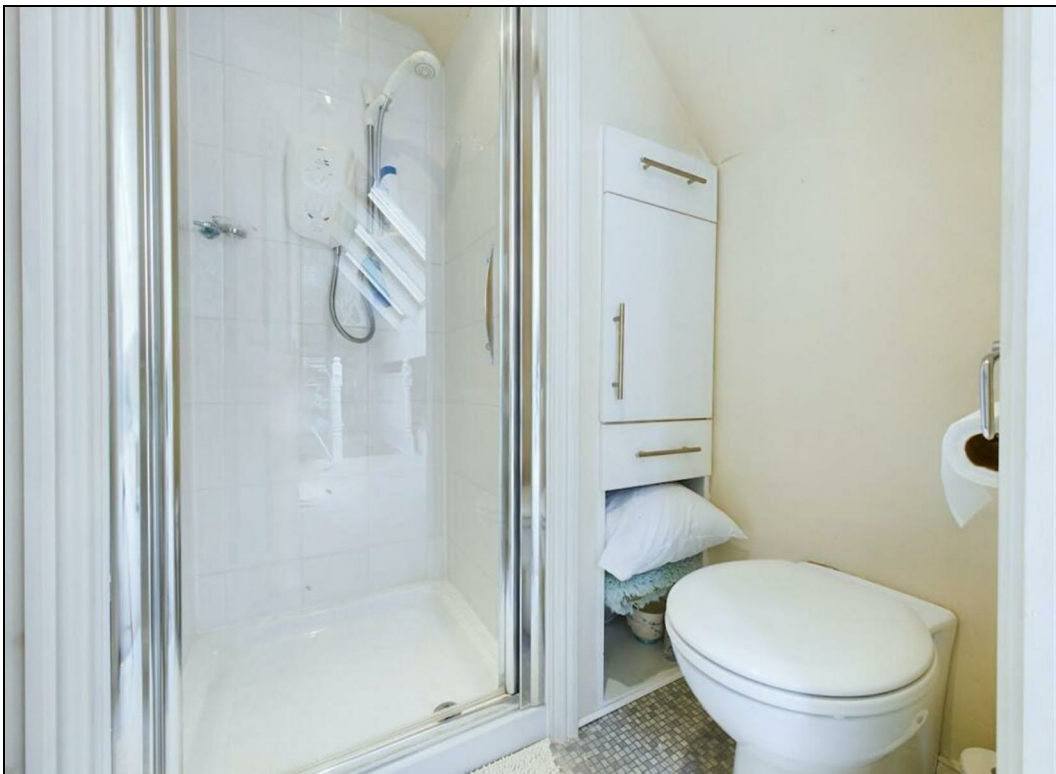
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KEY FEATURES

- CHAIN FREE
- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- ADDITIONAL OFFICE/HOBBIES ROOM
- FAR REACHING VIEWS
- 1/3 RD OF AN ACRE OF PRIVATE GROUNDS
- SHARED TANDEM GARAGE
- FAR REACHING VIEWS OVER ILKLEY
- EPC RATING D
- COUNCIL TAX BAND B











TENURE

We are advised by the current owners that the property is leasehold with the balance of 999 years from 1963. The building and grounds are owned by One Oak Management Company Limited. The ground rent is £1 per annum.

SERVICE CHARGE

We are advised the current service charge is £2,260 per annum which is payable in two equal instalments on 1st January and 1st June. The service charge covers buildings insurance, exterior repairs and decoration of the building, cleaning and decoration of the communal areas, communal gardening and window cleaning.

PRIVATE GARDENS

Accessed via the side of One Oak, Apartment 3 has exclusive use of third of an acre gardens including an easily maintained tiered garden with mature trees and shrubs, and an additional woodland area. The garden comprises a gravelled seating area with large flower beds and shrubs to either side of the stone steps which lead down to a further artificial lawn area. More steps lead down to a private and scenic woodland area, including a wooden bridge and decked seating area. Summerhouse with power points.

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £30 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. We are also required to obtain identification from all prospective buyers, and we will ask to see proof of funding. Please note that the property will not be marked as Sold Subject To Contract until the checks have been satisfactorily completed so therefore buyers are asked for their co-operation in order that there is no delay.

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

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