

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Holly Court

Old Bridge Rise, Ilkley, LS29 9HH

Offers Over £250,000



Council Tax: C



# 14 Holly Court

Old Bridge Rise, Ilkley, LS29 9HH

Offers Over £250,000



## DIRECTIONS

From the centre of Ilkley on Brook Street turn left onto Church Street. Continue along Church Street for approximately 0.3 miles and then take a right turn onto Stockeld Road. Continue towards the bottom of the road and then turn left onto Stockeld Way. Turn left again onto Old Bridge Rise and continue to the top of the cul-de-sac. The property can be found on your right hand side.

## AGENTS NOTES

Tenure: Leasehold. We have been informed by our client that the apartment is held on a 999 year lease from 2011. The current annual service charge is £1,100 which is split over two payments every six months (£550). The owners of the apartments all have a share of the freehold.

Council Tax Band C, Bradford City Council

## ADDITIONAL SERVICES

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these

particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



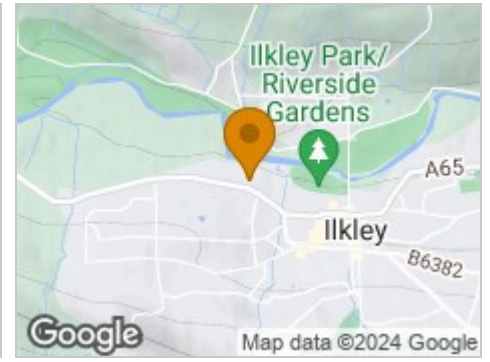
## Road Map



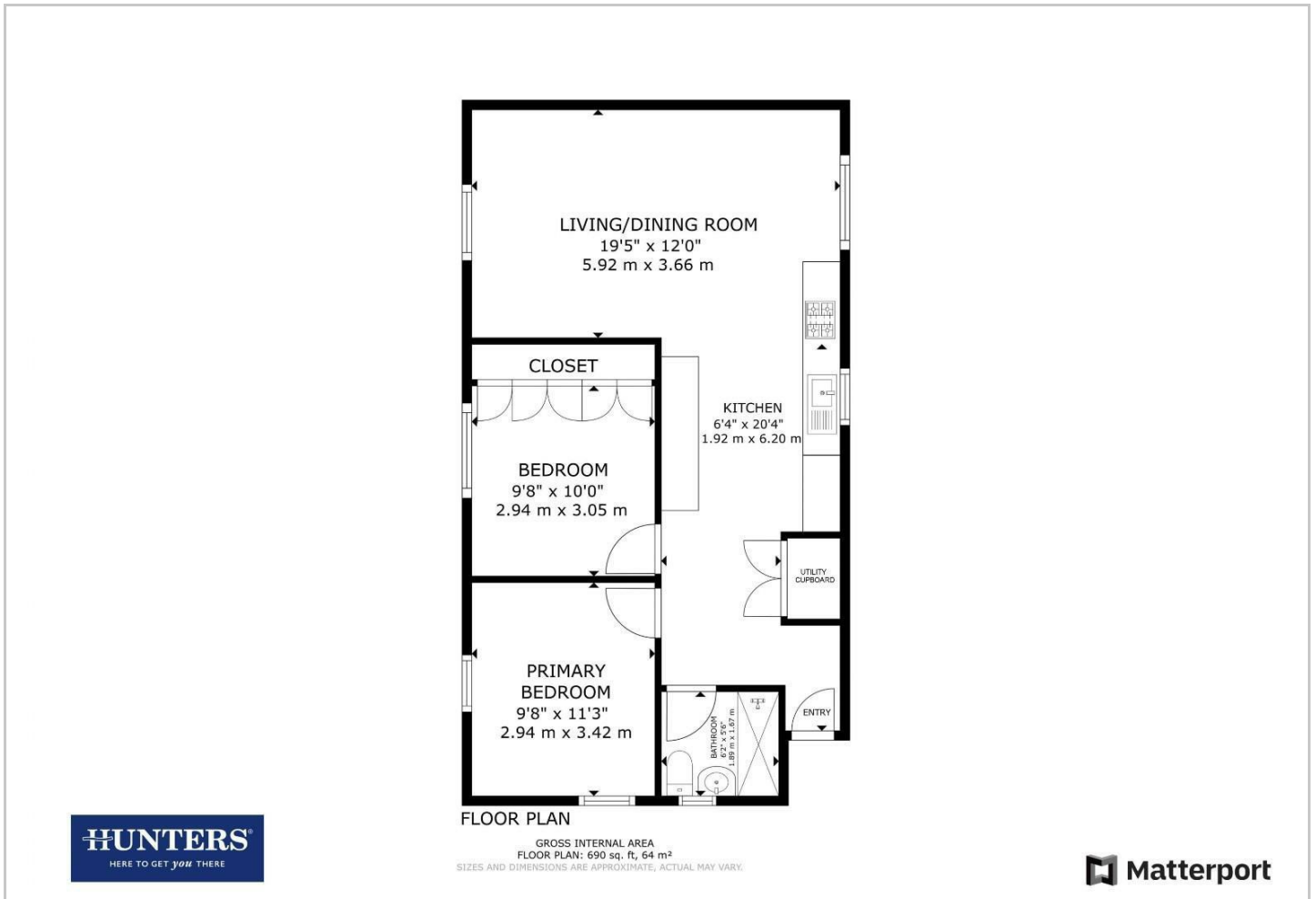
## Hybrid Map



## Terrain Map



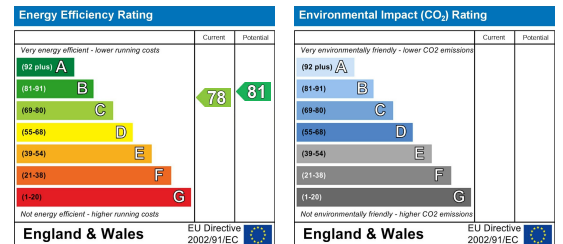
## Floor Plan



## Viewing

Please contact our Hunters Otley & Ilkley Office on 01943 660002 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.