





HUNTERS[®]

HERE TO GET *you* THERE

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Regent Road, Ilkley, LS29 9EA

Asking Price £315,000



Converted in 2006 this two bedroom apartment offers well presented accommodation in a desirable location close to Ilkley town centre. With lift access, the property briefly comprises entrance hall, impressive open plan living space with feature full height arched window allowing the natural sunlight to flood in, dining area and stylish kitchen, master bedroom with en suite, further double bedroom and a bathroom. The property combines charming character features such as exposed beams alongside quality contemporary fittings. There is the benefit of an allocated parking space. 231 years remaining on the lease.

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.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
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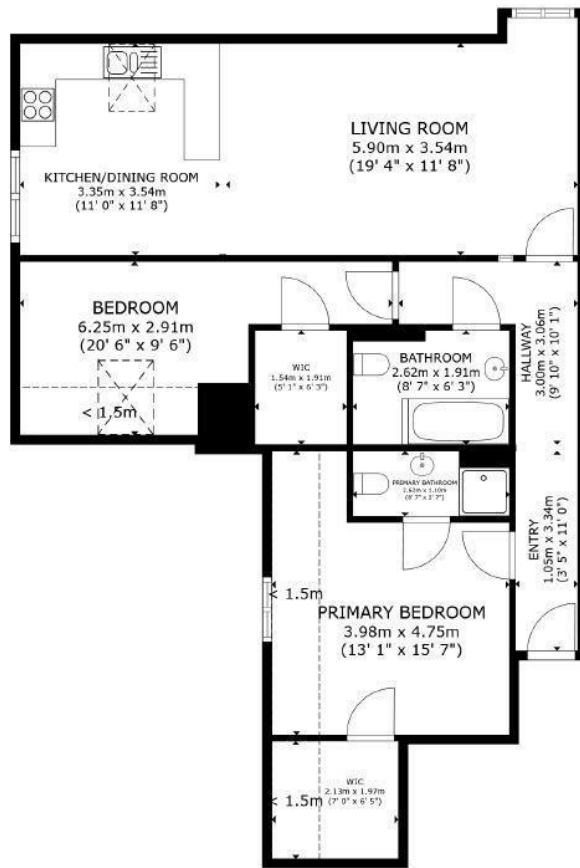
This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.

KEY FEATURES

- TOP FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
 - TWO BATHROOMS
 - LIFT ACCESS
- OPEN PLAN KITCHEN DINING LOUNGE
 - RETAINING CHARACTER
 - ILKLEY TOWN CENTRE
- 231 YEARS REMAINING ON THE LEASE
 - NO ONWARDS CHAIN
 - EPC RATING C







FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 82.7 m² (890 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 7.8 m² (84 sq.ft.)
 TOTAL : 82.7 m² (890 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



AGENTS NOTES

Agents Notes - Tenure: Leasehold
 We understand the property is held on a lease of 250 years from January 2005. We are advised that the service charge is £1,675.87 per annum to include the ground rent of £100 and covers such items as external repairs, buildings insurance and cleaning of the communal areas.

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, of which 40 are located in Yorkshire. 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.

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		69	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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