



HUNTERS[®]
HERE TO GET *you* THERE



Lister Court, Cunliffe Road, Ilkley, LS29

£250,000



****BRAND NEW CARPETS THROUGHOUT AND RE DECORATED - READY TO MOVE IN**** - A lovely 2 bedroom, third floor apartment with lift and located within this highly regarded development for those over 55yrs, with a delightful outlook over the town and towards up Ilkley Moor. The retirement development provides residents with access to facilities such as a residents lounge with adjoining kitchen, laundry, car park and beautifully maintained communal gardens. The accommodation is light and airy, briefly comprising: an entrance hall, cloakroom, living/dining room with French windows opening onto a Juliet balcony with views over the town and a panorama view of Ilkley moor beyond, a well-appointed kitchen, two bedrooms and a shower room. Listers Court is situated in the heart of Ilkley town centre, with a short stroll from shops, cafés and the train station.

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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ACCOMMODATION

Gas central heating and double glazed windows thought out. Lister Court has the benefit of a lift, a large communal lounge with adjoining kitchen and a laundry room,

GROUND FLOOR

COMMUNAL ENTRANCE - With lift and stair access to the upper floors.

THIRD FLOOR

ENTRANCE HALL

5'8" x 11'0"

The apartments front door opens into a welcoming and spacious hallway with walk in storage cupboard and airing cupboard.

LIVING/DINING ROOM

This is a lovely light and airy room with French windows opening onto a Juliet balcony to the front aspect, with views of the Ilkley Moor and a further Velux window to the rear, allowing the natural sunlight to flow through the room. There is ample room for a sofa, occasional tables/sideboard as well as space for a dining table and chairs.

KITCHEN

11'6" x 6'5"

A well-appointed kitchen fitted with wall and base cupboards, complementary work surface with inset sink and integrated electric oven, hob with extractor fan above. Space for under counter fridge and under counter freezer.

PRIMARY BEDROOM

9'0" x 16'7"

A good sized double bedroom with windows to both the front and side aspect, built in drawers and shelving as well as a built in wardrobe.

BEDROOM

6'3" x 13'9"

A further double bedroom with window to the front aspect.

SHOWER ROOM

6'1" x 6'5"

Being fully tiled with corner shower cubicle with fold down seat, vanity unit with sink inset and mirrored cabinet above, low level WC, extractor fan, central heating towel radiator.

OUTSIDE

The communal grounds are well-maintained and principally laid to lawn. There is also a communal car park for all residents.

TENURE

We have been advised that the property is Leasehold with a share of the freehold and the balance of a 189 year lease from 1997. The current service charge is £250 per month and this covers such items as buildings insurance, maintenance of the common areas, external window cleaning, servicing and maintenance of the lift, gardening and hot water.

Day to day management of the development is undertaken by Listers Court Management Company in conjunction with Adair Paxton in Leeds.

DIRECTIONS

From the centre of Ilkley, proceed to the top of Brook Street and turn right onto The Grove, after about 300 metres turn right into Cunliffe Road. Listers Court is towards the bottom of Cunliffe Road on the left hand side.

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

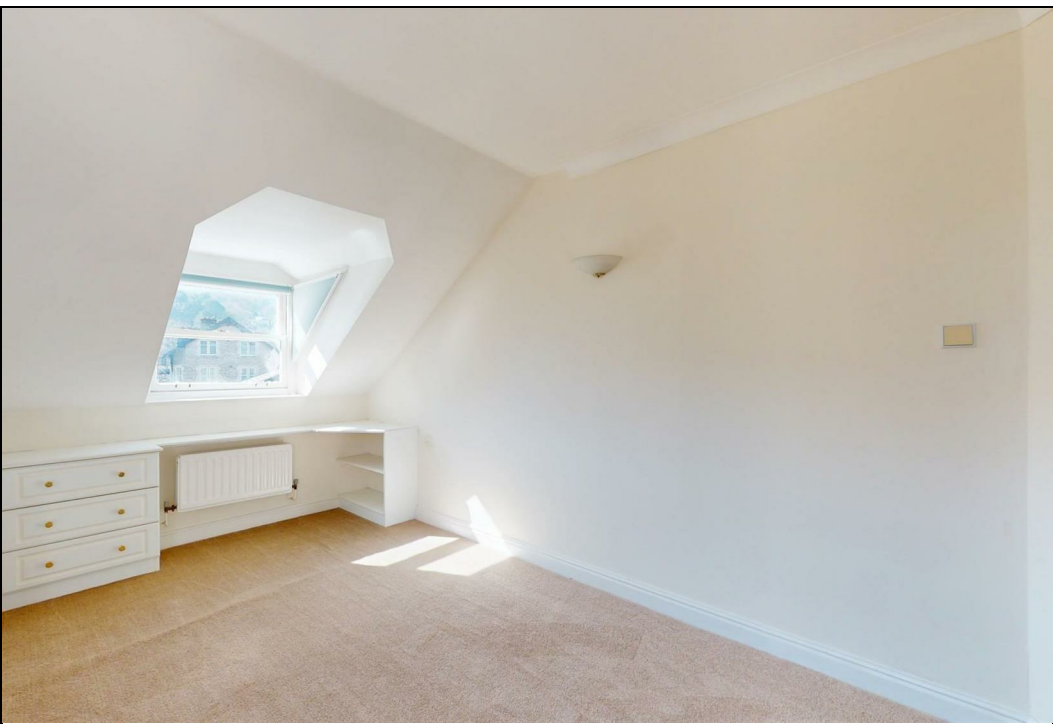
We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £30 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. 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.



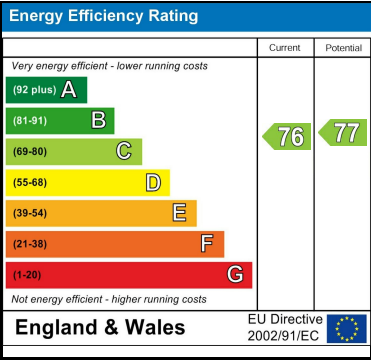
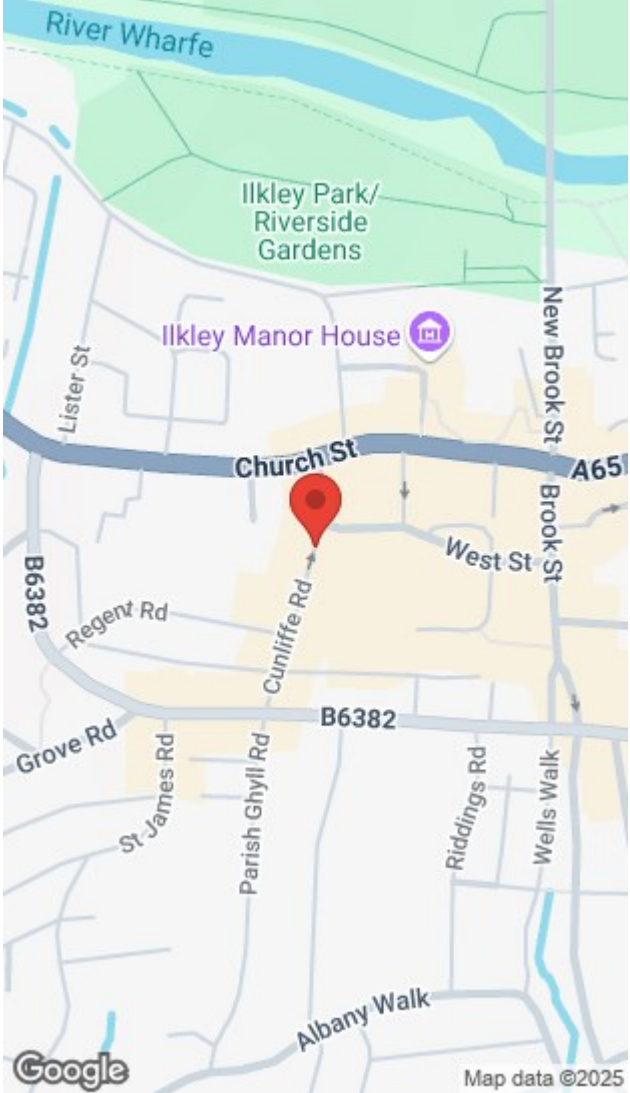
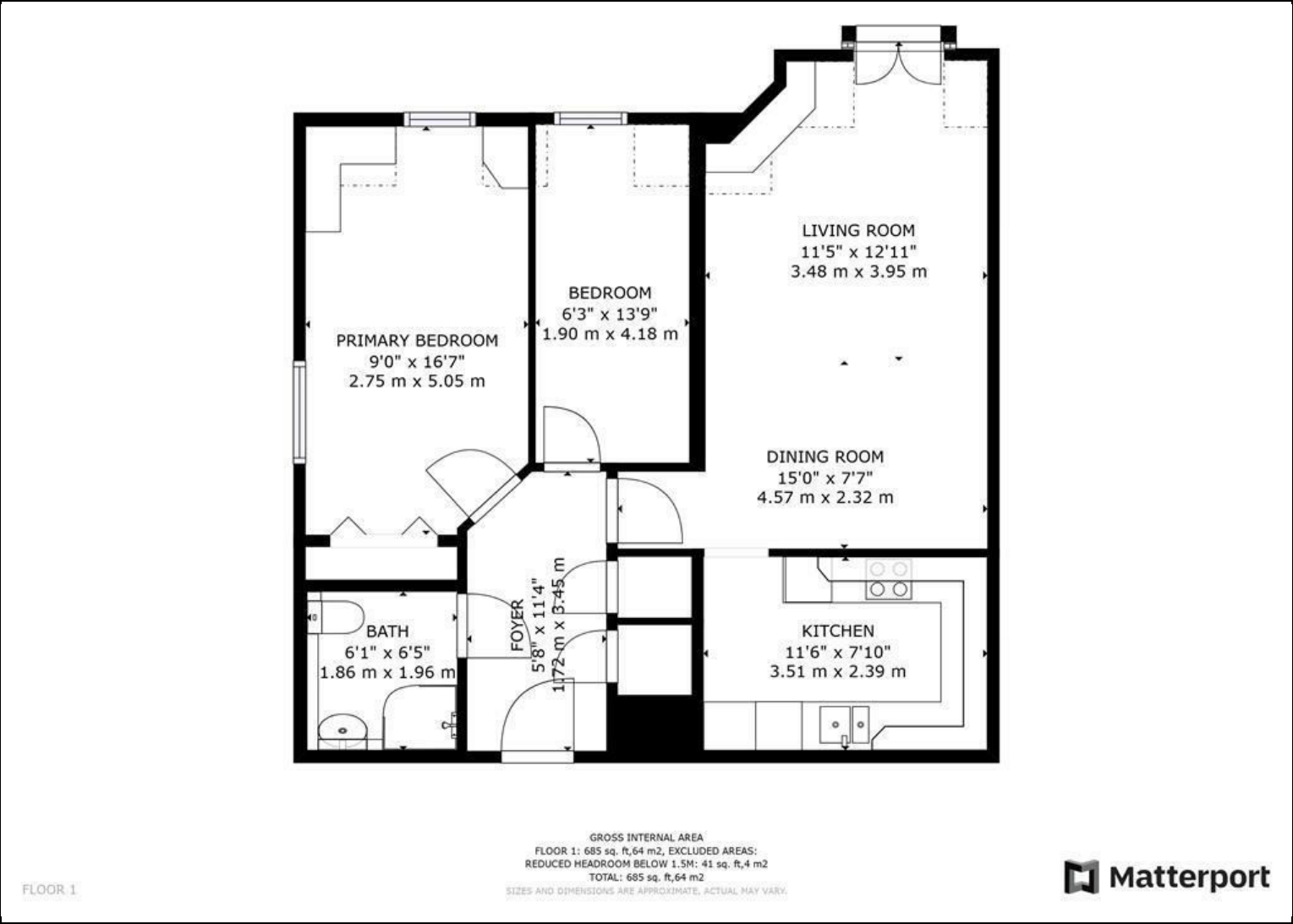
KEY FEATURES

- TWO BED APARTMENT
- BRAND NEW CARPETS
THROUGHOUT
- RECENTLY DECORATED
 - LIFT
- RETIREMENT DEVELOPMENT
 - PARKING
- CENTRAL ILKLEY LOCATION
 - EPC RATING C
 - CHAIN FREE









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