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Regency Court, Ilkley, LS29

£269,950

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A two bedroom ground floor apartment in the sought after development of Regency Court, which is located in a desirable area off Queens Road in Ilkley and being close to the moors. The property, which comes to the market with no onwards chain, offers generously proportioned accommodation and is well presented throughout. The accommodation briefly comprises: communal entrance leading to the apartment, private entrance hallway with useful storage cupboard, living room with French doors leading to the patio area having views over the rest of the development and being open plan to the kitchen with integrated appliances, master bedroom with fitted wardrobes, and a further double bedroom with fitted wardrobe. Externally the apartments are surrounded by well maintained communal gardens and there is an allocated parking space.

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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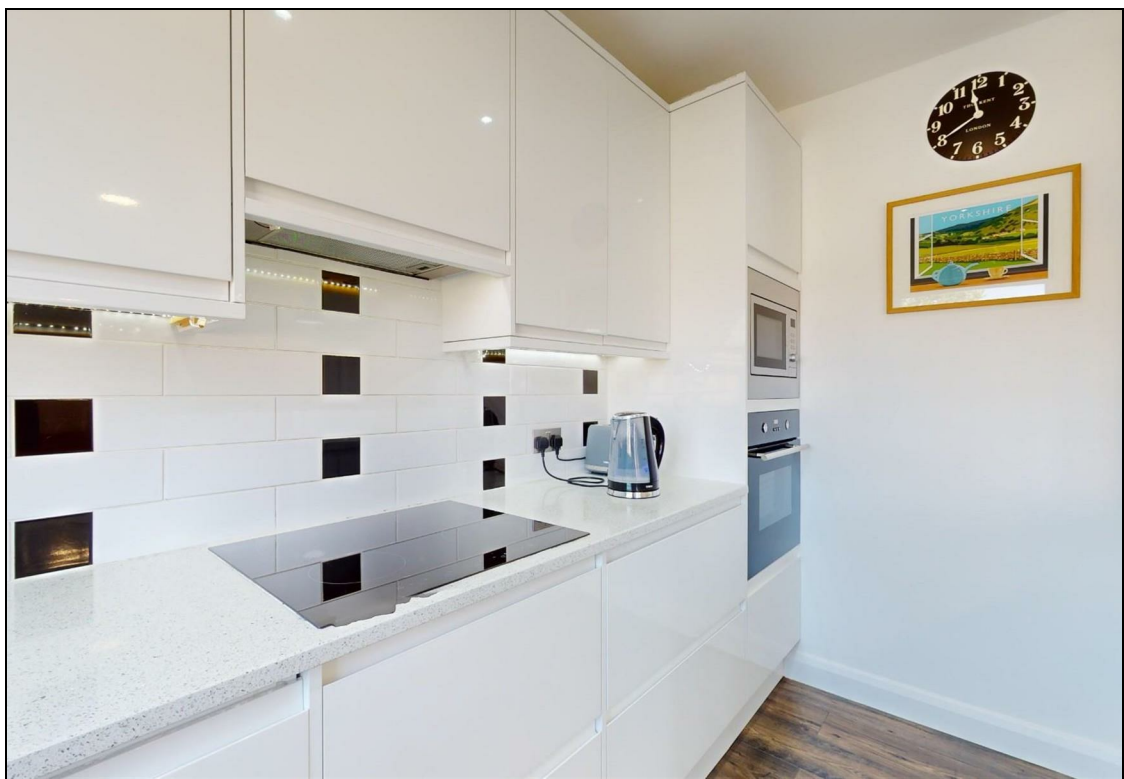


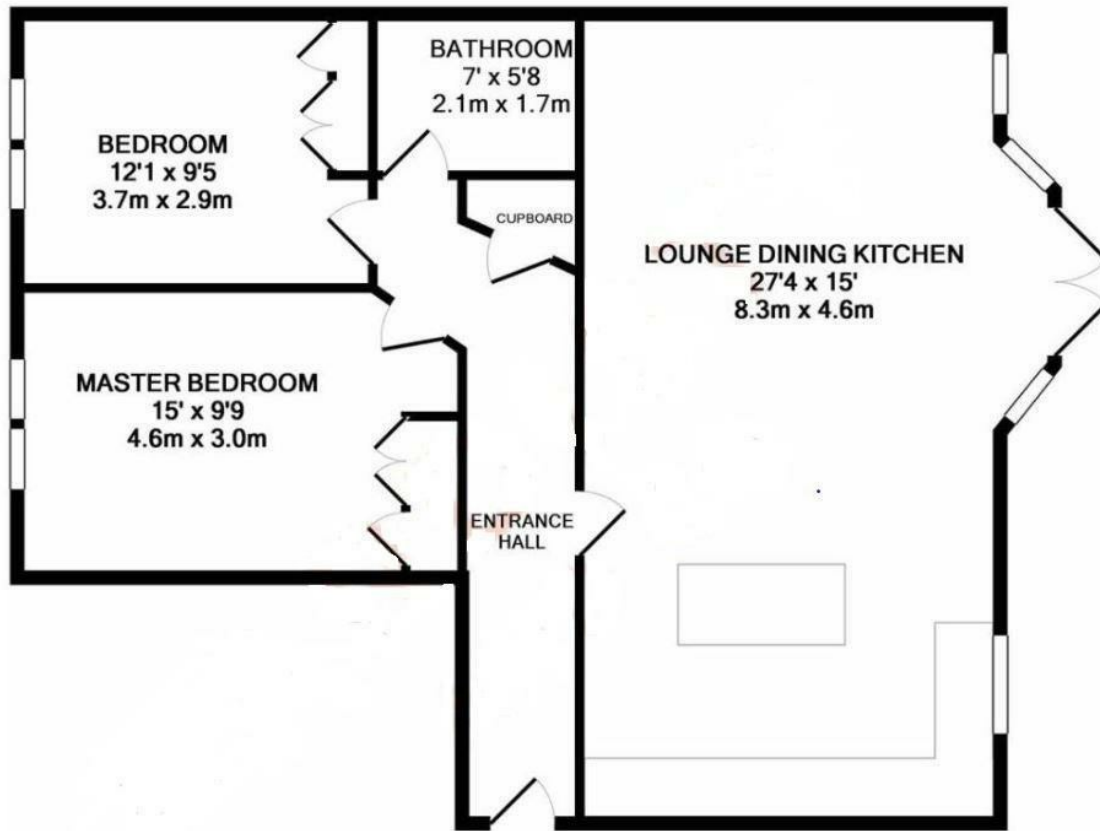
KEY FEATURES

- TWO DOUBLE BEDROOMS
- PURPOSE BUILT GROUND FLOOR APARTMENT
- LIGHT AIRY LOUNGE WITH FRENCH DOORS
 - OPEN PLAN KITCHEN LIVING ROOM
 - SOUGHT AFTER ILKLEY LOCATION CLOSE TO THE MOORS
- WELL MAINTAINED COMMUNAL GARDENS
 - ALLOCATED PARKING SPACE
 - NO CHAIN
 - EPC RATING C









TOTAL APPROX. FLOOR AREA 797 SQ.FT. (74.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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DIRECTIONS

From the centre of Ilkley turn up into Wells Road to Wells Road continuing up the hill and after about 300 metres turn right into Queens Road. Continue for about a third of a mile, passing St Margaret's Church on the left, and the road will bend to the right up the hill. Continue up the hill and the entrance to the Regency Court flats can be found on the left hand side.

AGENTS NOTES

TENURE

The property is leasehold with the balance of a 999 year lease from 1st January 1999.

SERVICE CHARGE

The service charge for 2024 amounts to £639.00 per quarter. This covers the ground rent, buildings insurance, cleaning and lighting of the communal areas, external window cleaning, maintenance of the grounds and painting of the exterior and communal areas. The service charge is reviewed annually.

Council Tax Band E, Bradford City Council

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.

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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	77	77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	