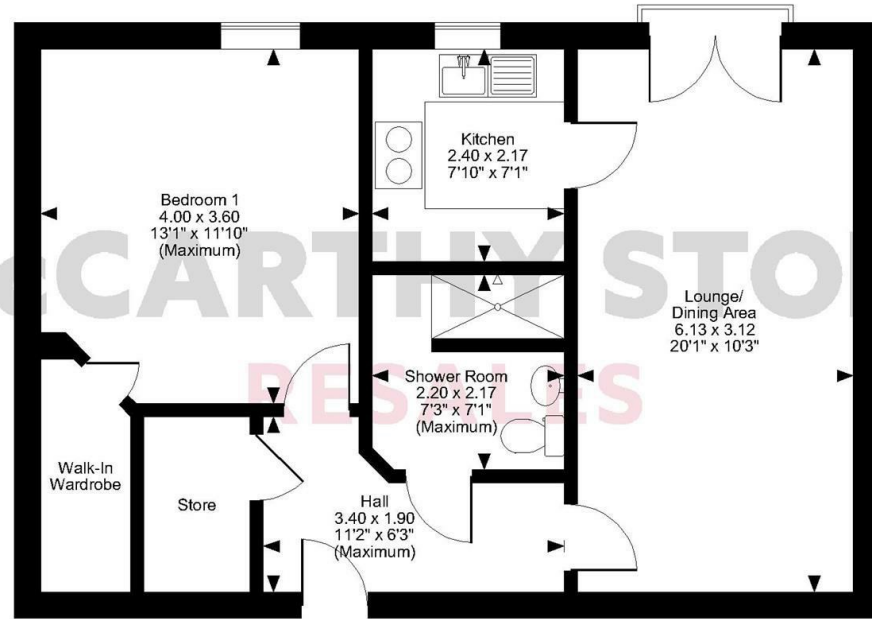
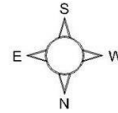


Priestley Court, Railway Road, Ilkley  
Approximate Gross Internal Area  
606 Sq Ft/56 Sq M



Second Floor

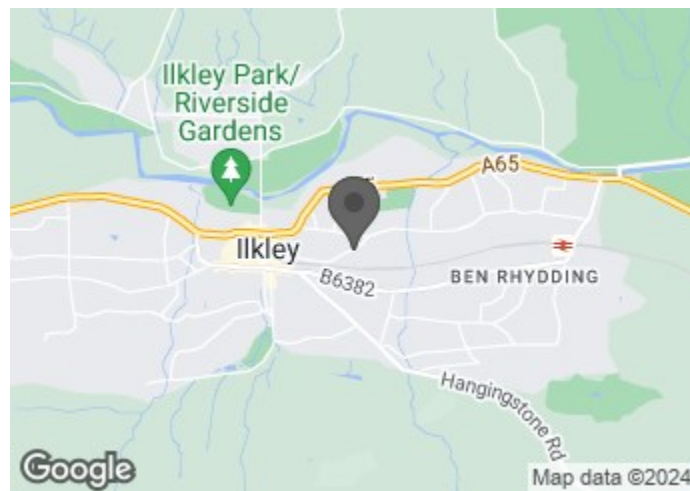
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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# McCARTHY STONE RESALES

**29 PRIESTLEY COURT**  
RAILWAY ROAD, ILKLEY, LS29 8UU



**COUNCIL TAX BAND: C**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>90</b>	<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



# McCARTHY STONE RESALES

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A ONE BEDROOM SECOND FLOOR APARTMENT with southerly garden views to Ilkley Moor in an exclusive MCCARTHY STONE OVER 60'S DEVELOPMENT. Well located for the Yorkshire Dales, this apartment is close to ILKLEY RAIL STATION, TOWN CENTRE SHOPS and AMENITIES.

**PRICE REDUCTION**

**ASKING PRICE £250,000 LEASEHOLD**

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# RAILWAY ROAD, ILKLEY

## SUMMARY

Exclusive to the over 60s, Priestley Court is a modern development of luxury Retirement Living apartments in Ilkley. This stunning town centre development offers 44 one and two bedroom apartments exclusive to people aged 60 and over. At Priestley Court you can enjoy your own privately-owned apartment carefully designed to create a safe and secure environment which is free from the worry of exterior maintenance. Whether you enjoy peace and quiet in your own apartment or like the companionship of others, this Retirement development is the right choice for you.

## LOCAL AREA

This stunning development is located in the enviable spa town of Ilkley, providing a wealth of activities and entertainment in the historic Victorian town centre, as well as easy access to the rural advantages of the Yorkshire Dales. Sitting on the south bank of the River Wharfe, Ilkley is the perfect place to enjoy a peaceful retirement.

The beautiful spa town of Ilkley sits approximately 12 miles north of Bradford and 17 miles north west of Leeds and offers a rich sense of heritage with plenty of lovingly maintained Victorian architecture including an original arcade that has been carefully re-purposed to create covered walkways for pedestrians to enjoy, whatever the weather. Browse a variety of local boutiques and stores and a selection of galleries and museums offer plenty to entertain active culture seekers.

The development is located approximately 350 yards from Ilkley Railway Station, within a third of a mile to a Tesco Superstore and Ilkley Town centre and within a quarter of a mile from Ilkley Moor Medical Practice and

Coronation Hospital. There are bus stops located directly outside the development.

## THE APARTMENT

Virtually as new - a one bedroom second floor apartment with southerly aspect offering views over the gardens and to the Cow and Calf Rocks.

## ENTRANCE HALLWAY

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a walk-in storage cupboard/airing cupboard with a washer / dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the lounge, bedroom and bathroom.

## LOUNGE

A spacious lounge with the benefit of a southerly facing Juliet balcony with views over the landscaped gardens toward the railway line and to the Cow and Calf rocks. There is ample space for dining. TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets. Partially glazed door leads onto the kitchen.

## KITCHEN

Stylish fitted kitchen with a range of modern gloss low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap, drainer and splashback. UPVC double glazed window. Built-in oven with slide door, built in microwave, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

## BEDROOM

Spacious double bedroom. Ceiling light, TV phone point, fitted carpets and raised electric sockets. door leading to a walk in wardrobe housing shelving and

# 1 BEDROOMS £250,000

hanging rails. Southerly aspect window overlooking landscaped gardens.

## WETROOM

Tiled and fitted with modern suite comprising of a walk in shower, low level WC, vanity unit with sink and mirror above and heater, Chrome heated towel rail.

## SERVICE CHARGE (BREAKDOWN)

- House Manager
- Cleaning of all communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Apartment window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- Intruder alarm system

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager

Service charge: £2,509.80 per annum (for financial year end 30 Jun 2024)

## LEASEHOLD INFORMATION

999 years from 2017

Ground rent: £425 per annum

Ground rent review: June 2032

Managed by: McCarthy and Stone Management Services

It is a condition of purchase that all residents must meet the age requirements of 60 years.

