



Railway Road | | Ilkley | LS29 8UW

Asking price £179,950

TW TRANMER
WHITE
Trusted Estate Agents

Chesterton Court
Ilkley | LS29 8UW
Asking price £179,950

A one bedroomed retirement apartment for the over 70s situated in the centre of Ilkley close to the train station. The property is in pristine condition and offers any new occupant a turn key home ready to enjoy.

- Retirement Living over 70s
- Allocated Parking
- Lovely Views
- One bedroom
- Juliet Balcony
- Immaculate accomodation

Communal Entrance

Entrance to the building via an intercom, lift or stairs lead to the second floor.

Entrance Hallway

A useful cupboard houses the boiler and airing shelves.

Sitting Room/ Dining Room

25'02 x 11'0 (7.67m x 3.35m)

A marble fireplace with electric fire inset and a Juliet balcony.

Kitchen

8'06 x 8'01 (2.59m x 2.46m)

A range of high gloss wall and base units with coordinating worktops, up stands and a tiled floor. A range of integral appliances to include a Neff oven, induction hob and extractor fan over. Fridge and freezer. A stainless steel sink and drainer.



A one bedroomed retirement apartment for the over 70s situated in the centre of Ilkley close to the train station. The property is in pristine condition and offers any new occupant a turn key home ready to enjoy.



Bedroom

18'0 x 9'08 (5.49m x 2.95m)

Beautiful views towards Middleton. A walk in wardrobe with hanging rails, shelves and drawers.

Shower Room

A wet room style shower with non slip flooring and mainly tiled walls. Rainfall style shower with separate attachment, concealed unit WC and vanity sink unit. double mirrored medicine cupboard and a heated towel rail.

Parking

An allocated parking space.

Leasehold information

The Property is held on a 999 year lease dating from 31st August 2018. Service charge £8,742.48 per annum and Ground rent £435.00 per annum. Ground rent review date June 2032.

Ilkley

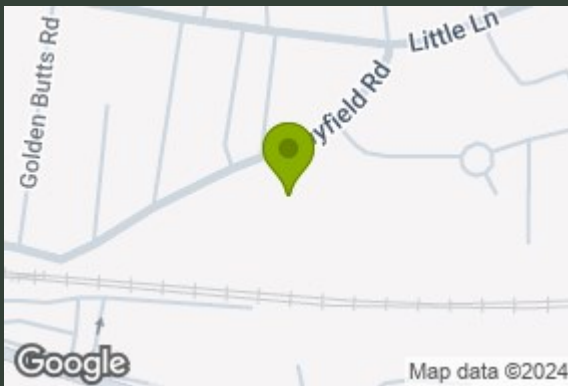
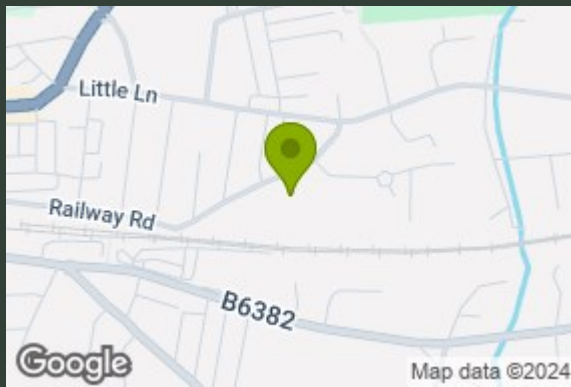
Voted The Sunday Times Best Place to Live in the UK 2022, Ilkley is renowned for its top schools, interesting independent shops and restaurants, its spectacular scenery and convenient rail links. Sports clubs offer excellent opportunities for young people and an energetic community spirit is at the heart of the town's high repute. Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley offers stunning natural beauty whilst still being a convenient base for the Leeds/Bradford/London commuter.

Please Note

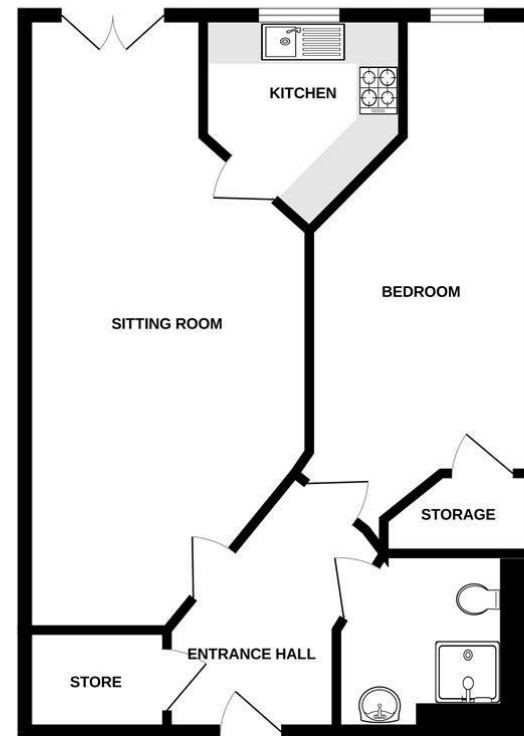
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.



SECOND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA - 624 sq.ft. (58.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A		88	88
(91-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

139 Bolling Road
Ben Rhydding
Ilkley
West Yorkshire
LS29 8PN
01943 661141

ilkley@tranmerwhite.co.uk
<https://www.tranmerwhite.co.uk/>