



Kings Road | | Ilkley | LS29 9AE

Asking price £302,500

TW TRANMER
WHITE
Trusted Estate Agents

Kings Road |
Ilkley | LS29 9AE
Asking price £302,500

A charming two double bedroomed apartment enjoying a beautiful Westerly aspect, providing spacious and well-presented accommodation and including a garage.

Nestled within immaculately maintained communal grounds, Kings Court is an exclusive purpose built development popular for its feeling of peace and tranquility, whilst still being within a brief stroll of Ilkley town centre. Kings Court provides ample off-street parking for residents and the apartment is approached via a secure communal entrance.

With gas fired central heating and double glazing, the accommodation comprises:

Ground Floor

Secure communal entrance with stairs to the first floor.

First Floor

Private Reception Hall

13'5 x 7'4 (4.09m x 2.24m)

A spacious and inviting reception hall with hatch to loft area.

Sitting Room

18'5 x 12'0 (5.61m x 3.66m)

With an abundance of natural light and including a feature fireplace along with a bowed window to the front elevation offering a delightful outlook of the communal gardens.

Kitchen

12'4 x 9'2 (3.76m x 2.79m)

Comprising a range of base and wall units with coordinating worktops and tiled splashback. Appliances include an oven, four ring gas hob, fridge/freezer and a washing machine.

Bedroom

13'0 (plus entry recess x 10'5 (3.96m (plus entry recess x 3.18m)

An ample double bedroom featuring a range of recessed wardrobes.



A charming two double bedrooomed apartment enjoying a beautiful Westerly aspect, providing spacious and well-presented accommodation and including a garage.

Nestled within immaculately maintained communal grounds, Kings Court is an exclusive purpose built development popular for its feeling of peace and tranquility, whilst still being within a brief stroll of Ilkley town centre. Kings Court provides ample off-street parking for residents and the apartment is approached via a secure communal entrance.



Bedroom

10'0 x 9'5 (plus entry recess) (3.05m x 2.87m (plus entry recess))

Second double bedroom with flexible storage recessed wardrobes.

Shower Room

8'1 x 7'4 (2.46m x 2.24m)

Smartly presented and comprising a walk-in shower with glass screen, hand wash basin, low suite w.c, heated towel rail and linen cupboard.

Outside

Garage

16'0 x 9'4 (4.88m x 2.84m)

Providing storage space and accessed via twin timber doors.

Communal Gardens

A standout feature of Kings Court is the beautiful, principally lawned communal grounds, which also feature mature trees and shrubs.

Parking

Approached via Kings Road, Kings Court provides a parking area for residents.

Tenure

We are advised that the property is leasehold on a 999 year lease dated from 12th December 1975.

Service Charge

We are advised the current service charge amounts to £300.00 per quarter. This includes ground rent, buildings insurance, maintenance of the communal grounds and exterior window cleaning.

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.

Council Tax

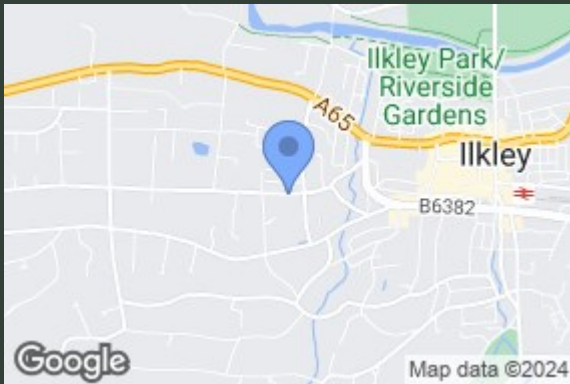
City of Bradford Metropolitan District Council Tax Band C

Please Note

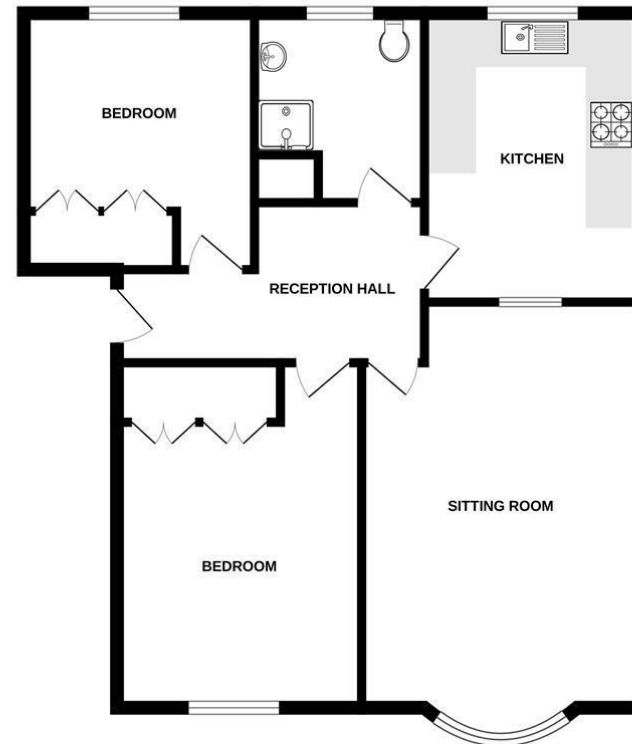
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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

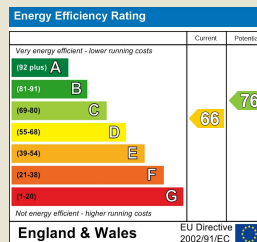
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject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



FIRST FLOOR
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA: 775 sq.ft. (72.0 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



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

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