



Wells Court | Wells Promenade | Ilkley | LS29 9LG

Asking price £335,000

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8 Wells Court | Wells Promenade  
Ilkley | LS29 9LG  
Asking price £335,000

A sizeable two double bedroomed apartment enjoying breathtaking views to three sides and featuring a generous South facing balcony.

Located on the second floor of this well renowned, purpose built development at the heart of Ilkley town centre, this inviting home benefits from lift access and includes an allocated off-street parking space.

- Stunning Views To Three Sides
- Two Double Bedrooms
- EPC Rating E
- South Facing Covered Balcony
- Off-Street Parking Space
- Central Location

With electric heating and principally double glazed, the accommodation comprises:

#### Ground Floor

##### Communal Entrance

Recently refurbished and with lift and stair access to the upper and lower floors.

#### Second Floor

##### Private Entrance Hall

15'5 x 5'0 (4.70m x 1.52m)

A welcoming entrance hall including a range of recessed store cupboards, one of which provides plumbing for a washing machine and an airing cupboard.

##### Cloakroom

Comprising a hand wash basin and w.c.

##### Sitting Room

27'7 x 11'4 (8.41m x 3.45m)

A particularly generous sitting room filled with an abundance of natural light via a dual aspect. A window provides an exceptional outlook towards Middleton and the hills beyond while a glazed door leads to:

##### Balcony

A covered South facing balcony providing an outlook towards the moor.





Positioned within easy reach of Ilkley town centre and scenic walks on the moor.



### Kitchen

12'4 x 10'0 (3.76m x 3.05m)

Comprising a good range of base and wall units with coordinating work surfaces and concealed lighting. A window provides a Southerly aspect and appliances include an oven plus grill, space for a fridge/freezer and plumbing for a dishwasher.

### Bedroom

15'3 x 12'2 (4.65m x 3.71m)

An ample double bedroom featuring a recessed wardrobe and enjoying views over Ilkley.

### Bedroom

11'7 (max) x 10'0 (3.53m (max) x 3.05m)

A further double bedroom with a recessed wardrobe and a beautiful outlook across Ilkley.

### Bathroom

6'10 x 6'5 (2.08m x 1.96m)

Comprising a bath with electric shower over plus glass screen, hand wash basin and w.c.

### Outside

### Parking

A covered off-street parking space.

### Communal Grounds

Wells Court is set amongst principally lawned communal gardens.

### Tenure

We are advised that the property is held on a 999 year lease dated from 1st February 1965. Annual ground rent of £10.00.

### Service Charge

We are advised the current service charge is £235.00 per calendar month, which includes buildings insurance, maintenance of the exterior, communal areas, grounds and lift.

### 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.

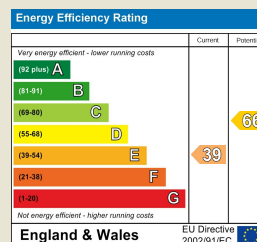
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8 Wells Court

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