



St. Marys Close | | Ilkley | LS29 8NZ

Price £220,000 For 75% Equity Share

**TW** | **TRANMER  
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Trusted Estate Agents

15 St. Marys Close |  
Ilkley | LS29 8NZ  
Price £220,000 For 75% Equity Share

A smartly presented two bedroomed bungalow offering well proportioned and recently refurbished accommodation. The property is highly affordable for the Ilkley market, sold on a 75% equity share basis, with no rent being payable on the remaining 25% share.

- Easily Managed Retirement Bungalow
- Convenient Location In Walking Distance Of Town Centre
- Sitting Room
- 2 Bedrooms & Large Modern Shower Room
- Gas Central Heating & Double Glazing
- 75% Equity Share
- Vestibule & Hallway
- Fitted Kitchen
- Off Road Parking & Private West Facing Garden Area
- Council Tax Band C

#### GROUND FLOOR

##### Covered Entrance

With a useful outside store room which presently houses a tumble dryer.

##### Entrance Vestibule

Leading to:

##### Reception Hall

##### Sitting Room

14'9" x 12'0" (4.50m x 3.66m)

With a moulded ceiling cornering and two wall lights. Window overlooking the rear garden. Newly fitted carpet.



A smartly presented two bed roomed bungalow offering well proportioned and recently refurbished accommodation. The property is highly affordable for the Ilkley market, sold on a 75% equity share basis, with no rent being payable on the remaining 25% share.



### Kitchen

8'9" x 8'4" (2.67m x 2.54m)

With a stainless steel sink unit with a mixer tap and a range of fitted base and wall units incorporating cupboards, drawers and heat resistant work surfaces. There are a number of free standing appliances which the owners plan to leave including a fridge freezer, automatic washer, dishwasher and an electric double oven.

### Bedroom

13'4" x 8'5" (4.06m x 2.57m)

With a mirror fronted wardrobe.

### Bedroom

10'0" x 8'6" (3.05m x 2.59m)

With a newly fitted carpets.

### Bathroom

With a modern white suite comprising a large walk in shower with a fold-down seat, wash basin and low suite wc. Part wall tiling. Vinyl floor and linen cupboard. Access to the insulated and boarded roof space which houses the gas combi boiler.

### OUTSIDE

#### Parking

There is off road parking in the tarmac driveway in front of the property.

#### Gardens

There is an easily maintained lawned garden to the front of the property which is maintained by the management company.

Immediately to the rear of the bungalow is a private west facing patio area leading onto a maintained lawned garden area.

#### Tenure

The property is held on the balance of a 125 year lease from 1994 at what we are advised is a nominal ground rent. The property is sold on the basis of a 75% equity share. The remaining 25% is owned by Anchor Housing Association for which no rent is charged. An annual service charge is made in respect of external building repairs and grounds maintenance. The estimate for 2024/25 is £153.66 per month. Buyers must have a minimum age of 60 years.

#### Please Note

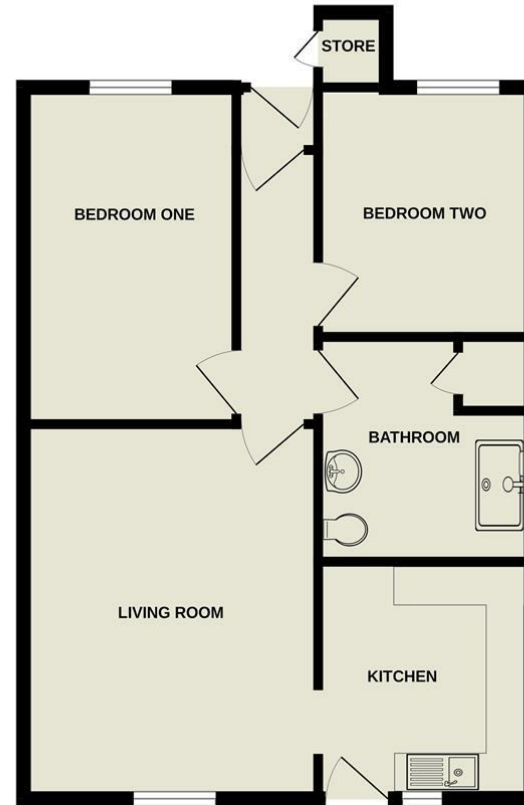
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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

#### Council Tax

City of Bradford Metropolitan District Council Tax Band C

#### MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

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.



TOTAL FLOOR AREA : 600 sq.ft. (55.7 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			84
(91-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(14-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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