



All Saints Court | Ilkley | LS29 8DT

Asking price £345,000

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Trusted Estate Agents

37 All Saints Court |
Ilkley | LS29 8DT
Asking price £345,000

A highly impressive penthouse apartment with lift access, offering spacious two bedroomed accommodation and enjoying far reaching views towards Ilkley Moor to the front and Middleton Woods to the rear.

- Smartly Presented Penthouse Apartment with Lift Access
- Views towards Ilkley Moor & Middleton
- Main Bedroom with Juliet Balcony
- Further Bedroom with Fitted Wardrobes
- Video Entry Phone
- Sitting Room with Juliet Balcony
- Breakfast Kitchen
- En-suite Shower Room & House Bathroom
- Central Location. Parking Space
- No Onward Chain

GROUND FLOOR

Communal Reception Hall

With staircase and lift access to the upper floors. Locked postbox.

SECOND FLOOR

Reception Hall

With a panelled entrance door and a store cupboard housing the hot water cylinder.

Sitting Room

19'4" x 14'8" (5.89m x 4.47m)

With french windows opening inwards to a Juliet balcony. Views towards Ilkley Moor. Wall mounted electric fire. Useful storage cupboard.



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Breakfast Kitchen

15'0" x 9'0" (4.57m x 2.74m)

With a stainless steel sink unit and mixer tap and an extensive range of fitted base and wall units including cupboards, drawers and heat resistant work surfaces with a tiled surround. Integrated appliances including an electric oven and hob, dishwasher and automatic washer and a fridge and freezer.

Bedroom 1

13'6" x 12'6" (4.11m x 3.81m)

With french windows opening inwards to create a Juliet balcony. Long distance views towards Middleton Woods.

En Suite Shower Room

With a large walk in shower cubicle, low suite wc and a pedestal wash basin. Recessed spotlights.

Bedroom 2

12'8" x 10'0" (3.86m x 3.05m)

With fitted wardrobes and a work station with desk and drawers. Views towards Middleton Woods.

Bathroom

With a panelled bath having a hand held shower, pedestal wash basin and a low suite wc. Ceramic tiling to walls and the floor. Recessed spotlights.

OUTSIDE

Parking

There is an allocated parking space close to the entrance.

Grounds

All Saints Court stands within communal grounds which are maintained as an amenity for the residents.

Tenure

The property is held on the balance of a 999 year lease from 2007. The current ground rent is £330.06. The service charge is currently £160.00 per month (2024).

Council Tax

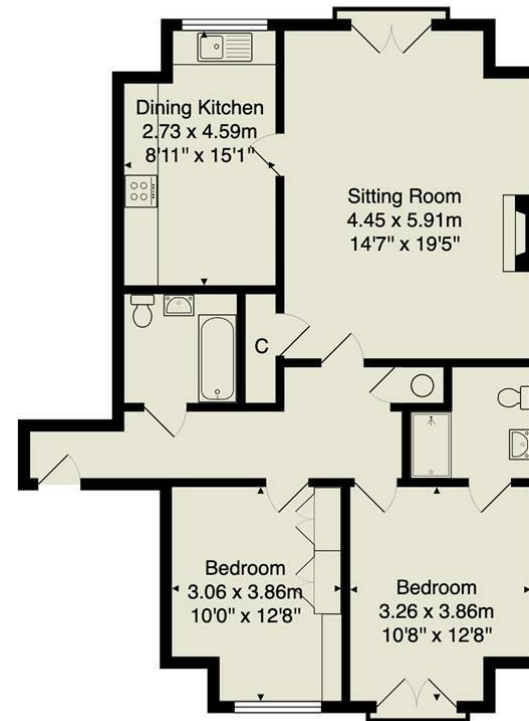
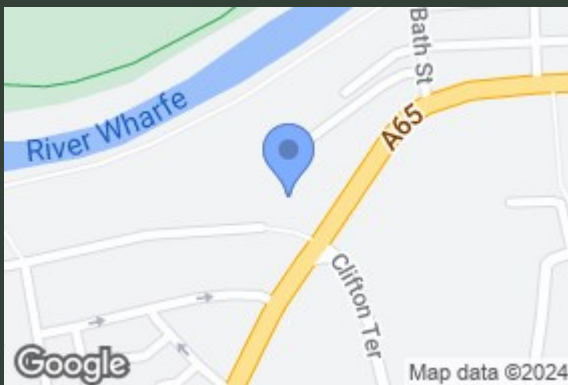
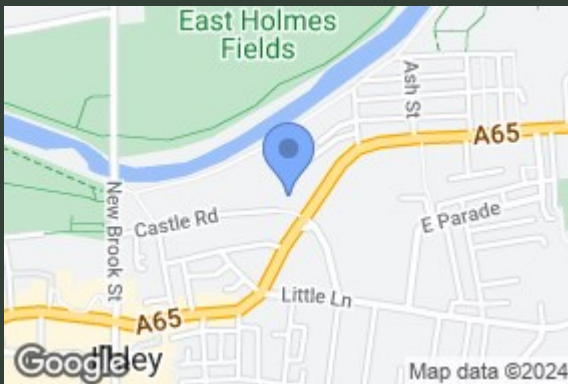
City of Bradford Metropolitan District Council Tax Band D.

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.



Total Area: 83.7 m² ... 901 ft²

All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B		78	78
(69-80) C			
(55-68) D			
(39-54) E			
(17-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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