



Parish Ghyll Road | | Ilkley | LS29 9NE

Guide price £315,000

TW TRANMER
WHITE
Trusted Estate Agents

4 Carr Croft Court
Parish Ghyll Road |
Ilkley | LS29 9NE

A bright and spacious purpose built apartment offering generously proportioned accommodation in an exceptionally convenient setting just yards from The Grove and a small park. The property has the benefit of a covered allocated parking space and includes a lovely sitting room, a large dining kitchen, two good sized bedrooms and a bathroom.

- Centrally located purpose built flat
- Spacious and well proportioned accommodation
- Sitting Room with windows to two sides
- Generous Dining Kitchen
- Two Bedrooms
- Bathroom
- Covered Parking Space
- Gas Central Heating
- Double Glazing
- EPC Rating C

GROUND FLOOR

Communal Hall

With a staircase giving access to apartments 2 & 4.

SECOND FLOOR

L Shaped Reception Hall

Sitting Room

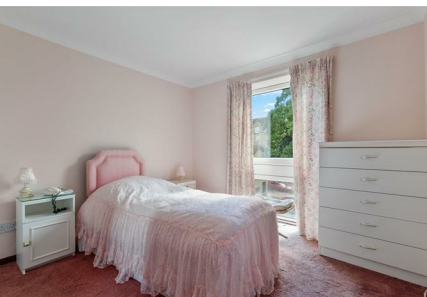
19'4" x 10'9" (5.89m x 3.28m)

A bright and airy room with windows to two sides including a large glazed bay window to the east elevation. Moulded ceiling cornice and four wall light points.



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Dining Kitchen

16'8" x 11'4" (5.08m x 3.45m)

With an inset sink unit with mixer tap and a range of fitted base and wall units incorporating cupboards, drawers and heat resistant work surfaces. Fitted electric oven and hob with extractor over. Plumbing for an automatic washer. Cupboard with a wall mounted gas central heating boiler (fitted summer 2022).

Bedroom

11'0" x 10'0" (3.35m x 3.05m)

With fitted wardrobes. Wall light point and moulded ceiling cornice.

Bedroom

14'0" x 8'2" (4.27m x 2.49m)

Currently used as a dressing room and having extensive fitted wardrobes and cupboards.

Bathroom

With a panelled bath, wash basin with a cupboard beneath and a low suite wc. Fitted wall mirror and shaver point.

OUTSIDE

Car Port

At lower ground floor level, and accessed from Parish Ghyll Road, is a row of covered car parking spaces. The eastern most of these is allocated to flat 4.

Tenure

The property is held on a 999 year lease from 1977 at an annual ground rent of £20.00. The freehold is owned by a management company which in turn is owned by the leaseholders at Carr Croft Court. The current service charge (2024) is £2,100. Planned repairs include replacement of the front doors to all apartments and also renewal of the roof covering. We are advised that sufficient funds have been built up over recent years by the management company to cover these costs.

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

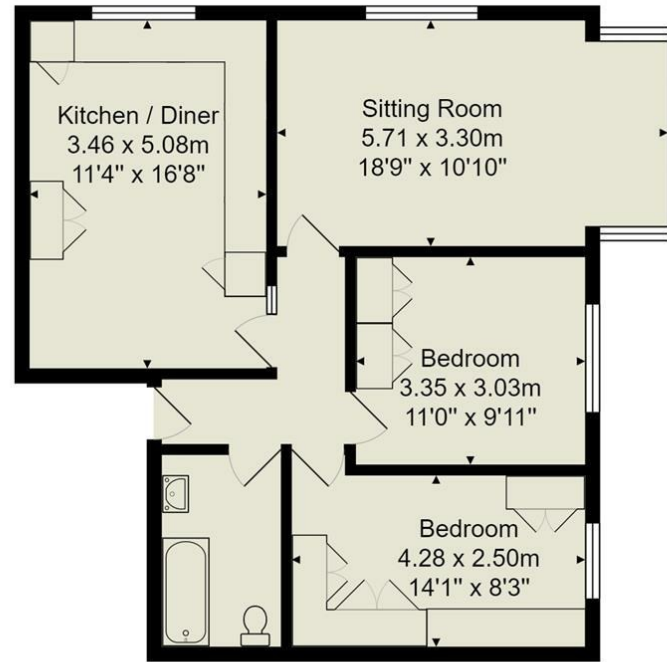
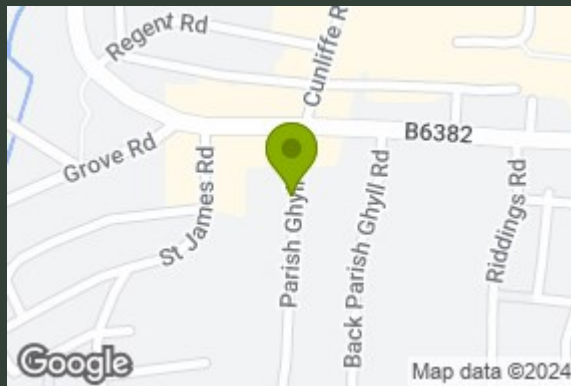
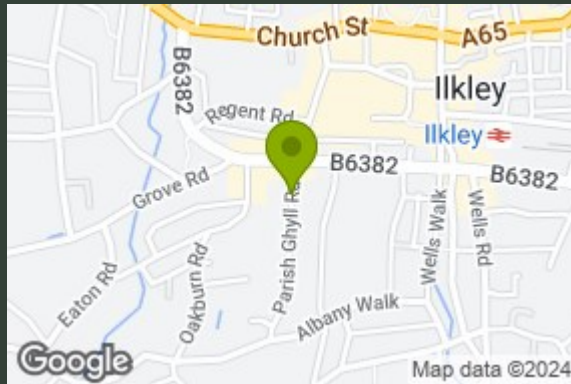
City of Bradford Metropolitan District Council Tax Band D.

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

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.

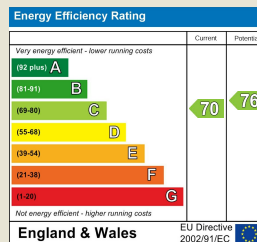


Total Area: 69.7 m² ... 750 ft²

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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