



Willow Springs | Gilstead Way | Ilkley | LS29 0DB

£675,000

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

5 Willow Springs | Gilstead Way  
Ilkley | LS29 0DB  
£675,000

An outstanding first floor luxury apartment offering generously proportioned 2/3 bed roomed accommodation, forming part of a much admired small and exclusive development in Middleton and within a comfortable walk of Ilkley town centre and riverside walks.

- Spacious Luxury First Floor Apartment
- Large Balcony
- Well Equipped Dining Kitchen
- Further Double Bedroom & Shower Room
- EPC Rating B
- South Facing Location With Views To Ilkley Moor
- Generously Proportioned Sitting Room
- Principal Bedroom With En Suite Bathroom
- Study/Bedroom 3
- Secure Undercover Parking For Two Cars

### GROUND FLOOR

#### Communal Hall

With entryphone access and having lift and staircase access to the upper floors. There is also access to the storage facilities and secure covered parking at lower ground floor level.

#### FIRST FLOOR



An outstanding first floor luxury apartment offering generously proportioned 2/3 bed roomed accommodation, forming part of a much admired small and exclusive development in Middleton and within a comfortable walk of Ilkley town centre and riverside walks.



## Entrance Vestibule

Leading To:

## Private Reception Hall

With a moulded ceiling cornice and a walk in utility cupboard with a stainless steel sink unit, plumbing for a washer and space for a dryer.

## Sitting Room

19'0" x 15'10" (5.79m x 4.83m)

A bright and elegant living space with a glazed door leading onto the large south facing balcony. Marble interior fireplace having a living flame gas fire. Moulded ceiling cornice and recessed spotlights.

## Dining Kitchen

18'8" x 10'5" (5.69m x 3.18m)

With an inset sink unit with a mixer tap and a range of fitted base and wall units incorporating cupboards, drawers and granite work surfaces with a tiled surround. Integrated appliances include and electric double over and microwave cooker, gas hob with extractor hood over, fitted fridge, freezer and dishwasher. Ample space for a dining table. Glazed door leading onto the balcony. Moulded ceiling cornice and recessed spotlights.

## Study/Bedroom 3

8'3" x 8'3" (2.51m x 2.51m)

With a wall mounted gas fired central heating boiler. Moulded ceiling cornice.

## Bedroom 1

15'8" x 10'5" (4.78m x 3.18m)

With an extensive range of fitted wardrobes. Moulded ceiling cornice and recessed spotlights.

## En Suite Bathroom

With a corner spa bath with a shower over, low suite wc and a wash basin with a cupboard beneath. Chrome heated towel rail. Moulded ceiling cornice and recessed spotlights. Ceramic tiling to the floor and walls.

## Bedroom 2

11'5" x 10'0" (3.48m x 3.05m)

Approached by a small dressing area with fitted wardrobes. Moulded ceiling cornice and recessed spotlights.

## Shower Room

With a walk in shower, wash basin with a cupboard beneath and a low suite wc. Chrome heated towel rail. Moulded ceiling cornice. Ceramic tiling to floor and walls.

## OUTSIDE



## Parking

There are two allocated secure parking spaces at lower ground floor level. The car park is approached by a long block paved driveway and accessed via an electronically operated door.

Electric car charging point.

## Grounds

Willow Springs stands within landscaped communal grounds which are maintained as an amenity for the residents.

## 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 F.

## 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.

## 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.

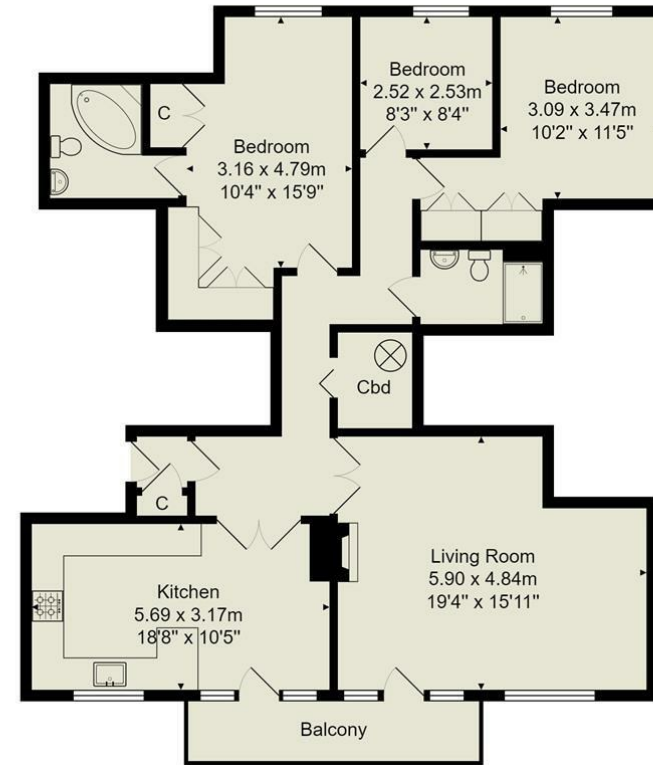
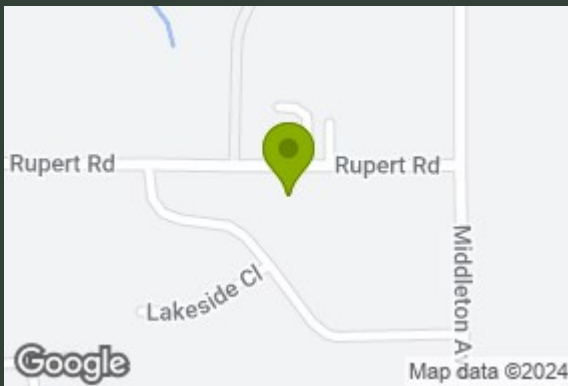
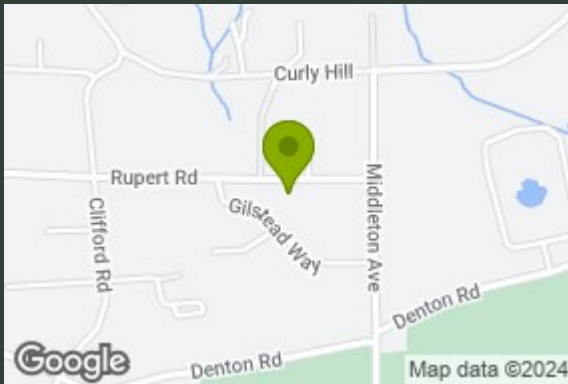
## Tenure

The property is held on a 999 year lease from 2006. The freehold is owned by the management company which in turn is collectively owned by the leaseholders at Willow Springs. We are advised that a ground rent is not collected. We are advised that the service charge for 2024 is £350.00 per calendar month.



The apartment, which has lift access, has a large south facing balcony and from a slightly elevated setting, enjoys panoramic long distance views towards the famous Ilkley Moor.





First Floor

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			
(92 plus) A		84	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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