



4 Wheatley Court
Bolling Road | Ilkley | LS29 8QD

£270,000

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Trusted Estate Agents

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The property, which has its own garage, includes a private hallway, a sitting room with a west facing balcony, a fitted kitchen with integrated appliances, two good sized bedrooms and a shower room.

- Well Presented First Floor
- Convenient Setting Within Level Walk of Ilkley
- Private Southerly Outlook to the Rear
- West Facing Balcony
- 2 Good Sized Bedrooms
- Share of Freehold
- Fitted Kitchen
- Shower Room
- Single Garage

GROUND FLOOR

Communal Entrance Hall

A bright and airy space with staircase access to the first floor.

FIRST FLOOR

Private Reception Hall

With two useful store cupboards. Access to the boarded roof void above.

Sitting Room

16'9" x 16'6" (5.11m x 5.03m)

A light and airy living space with windows to two sides and a glazed door giving access to:

Balcony

A west facing balcony with views up Wharfedale. Tiled floor with iron railings.



A smartly presented first floor apartment, being one of just four properties conveniently located within a short level walk of Ilkley town centre and enjoying a private southerly outlook to the rear.



Kitchen

9'8" x 8'6" (2.95m x 2.59m)

Comprising a stainless steel sink unit with a mixer tap and an extensive range of fitted base and wall units incorporating cupboards, drawers and heat resistant work surfaces. Integrated appliances including an electric oven and hob with extractor hood over, fridge, freezer and dishwasher. Cupboard housing the central heating boiler. Windows to two sides.

Bedroom

12'3" x 11'3" (3.73m x 3.43m)

With a range of fitted wardrobes and drawers. West facing window overlooking the balcony.

Bedroom

11'2" x 10'3" (3.40m x 3.12m)

With fitted wardrobes.

Shower Room

With a modern white suite comprising a walk in shower, low suite wc and a wash basin with a cupboard beneath.

OUTSIDE

Garage

15'0" x 8'6" (4.57m x 2.59m)

With an up and over door. Electric light and power.

Gardens

There is a shared garden area to the rear of Wheatley Court.

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 C

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.

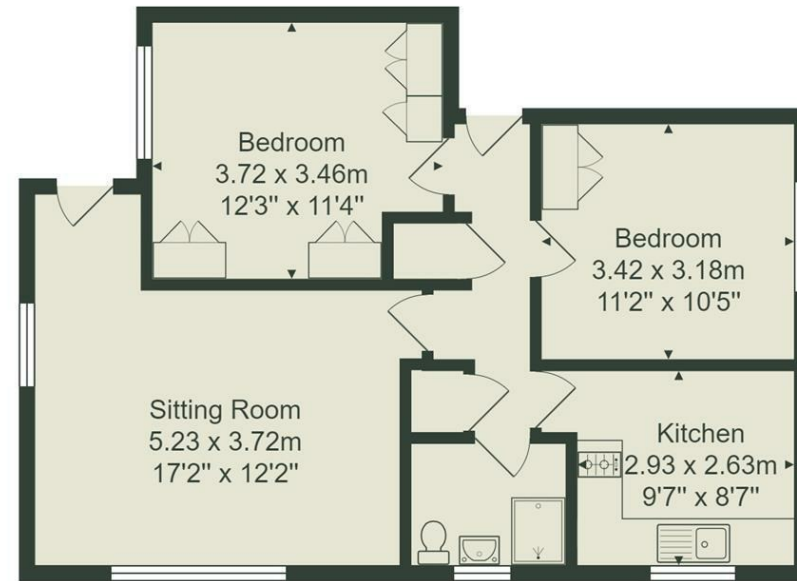
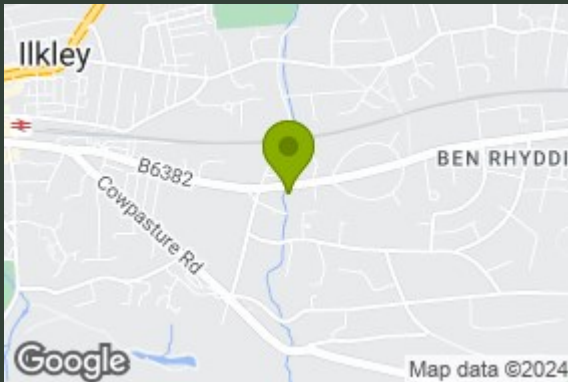
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

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.

Tenure & Service Charge

The property is held on the balance of a 999 year lease from 1968. We understand that the freehold is owned by a management company which in turn is owned in equal shares by the four leaseholders at Wheatley Court.

We are advised that the current service charge is £100 per month.



Total Area: 65.2 m² ... 702 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B		77	77
(69-80) C			
(55-68) D			
(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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