



Stockeld Way | | Ilkley | LS29 9HQ

Asking price £239,500

TW | **TRANMER
WHITE**
Trusted Estate Agents

10 Sycamore Court

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Ilkley | LS29 9HQ

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A spacious two double bed roomed top floor apartment including a garage, enjoying a beautiful outlook towards the River Wharfe.

Nestled within a sought after cul de sac and just a short stroll from scenic riverside walks as well as the town centre, this delightful home comprises a private entrance hall, inner hall, sizeable sitting room, well-appointed kitchen, two double bedrooms and a bathroom.

- Fantastic Views over the River
- Light and airy Sitting Room
- Garage
- Secluded Yet Convenient Location
- Two Double Bedrooms with fitted furniture
- Top Floor Apartment
- No Onward Chain
- Close to lovely Riverside Walks and yet only a short distance to the Town Centre

With gas central heating, the accommodation comprises:

Ground Floor

Communal Entrance

With stairs to the upper floors. A door to the rear of the communal entrance hall leads to a bin store and the rear communal garden.

Third Floor

Private Entrance Hall

Accessed via an oak door and including fitted shelving.

Inner Hall

12'10 x 3'5 (3.91m x 1.04m)

With a tele-com system linked to the communal entrance. Ladder access to the partially boarded roof void.

Sitting Room

19'8 x 12'0 (5.99m x 3.66m)

A particularly spacious sitting room featuring fitted cupboards and a lovely dual aspect with views of Ilkley Moor and towards the River Wharfe.



A generous garage provides useful storage space and the apartment enjoys an outstanding outlook towards both the river and the park.



Kitchen

9'11 x 7'4 (3.02m x 2.24m)

Comprising a good range of base and wall units with coordinating work surfaces and a tiled splashback. Integrated appliances include an oven, microwave, four ring gas hob, fridge, freezer and washing machine. A cupboard houses the boiler and a window provides some long distance views.

Bedroom

12'3 x 9'11 (3.73m x 3.02m)

A generous double bedroom featuring fitted wardrobes with coordinating drawers and bedside cabinets. Dual aspect with views over the river.

Bedroom

9'4 x 9'1 (2.84m x 2.77m)

Including recessed wardrobes and windows to two sides.

Bathroom

6'6 x 5'8 (1.98m x 1.73m)

Comprising a bath with shower over plus glass screen, hand wash basin, w.c and a heated towel rail.

Outside

Garage

18'11 x 11'4 (5.77m x 3.45m)

Accessed via an up and over door and providing useful storage with light and power.

Communal Gardens

Sycamore Court features beautifully maintained and principally lawned communal gardens that include mature trees and shrubs.

Tenure

The property is held on a 999 year lease dated from 1st May 1976. Each apartment owner owns a share in the management company which in turn owns the Freehold.

Service Charge

We are informed that the current service charge amounts to £750.00 per annum which includes maintenance of the building, communal grounds and buildings insurance.

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

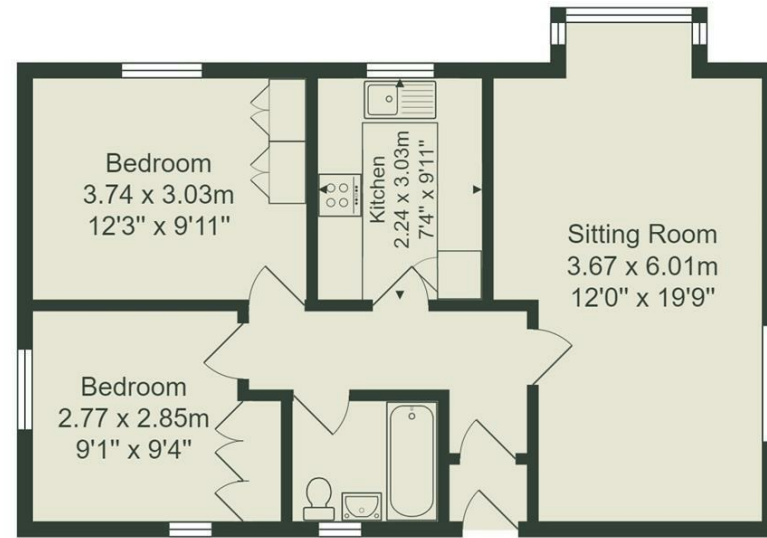
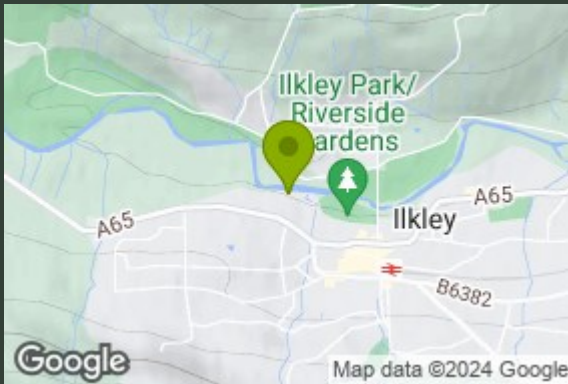
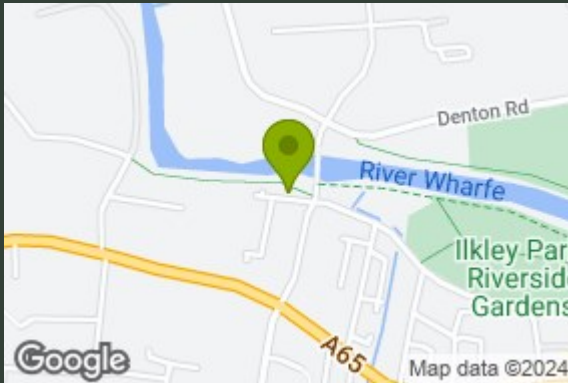
City of Bradford Metropolitan District Council Tax Band C.

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 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: 61.7 m² ... 664 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			
(69-80) C		74	78
(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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