



Wells Court | Wells Promenade | Wells Road Ilkley | LS29 9LG

Asking price £359,950

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# 15 Wells Court

Wells Promenade | Wells Road

Ilkley | LS29 9LG

Asking price £359,950

A highly appointed two double bedroomed apartment enjoying stunning views to three sides, featuring a South facing balcony and a particularly spacious living area.

Situated on the fourth floor of this landmark, purpose built development at the heart of Ilkley town centre, this sizeable home offers a sense of seclusion with an outlook towards the moor whilst still being within a short stroll of Ilkley's various amenities.

- Two Spacious Double Bedrooms
- Covered Parking Space
- Stunning Views
- South Facing Balcony

With electric heating and principally double glazed, the accommodation comprises:

## Ground Floor

### Communal Entrance

Recently refurbished and with lift and stair access to the upper and lower floors.

## Fourth Floor

### Private Entrance Hall

15'4 x 5'0 (4.67m x 1.52m)

Including a range of recessed store cupboards, airing cupboard and a telephone entry system linked to the communal entrance.

### Cloakroom

Positioned off the entrance hall and including a hand wash basin plus w.c.

### Sitting Room

27'4 x 11'4 (8.33m x 3.45m)

A light, airy and spacious sitting room featuring an electric fire with marble surround and hearth. A large window offers a delightful outlook over Ilkley. A further window to the rear elevation provides a Southerly aspect and a glazed door leads to:

### Balcony

A South facing balcony providing an outlook towards Ilkley Moor.



This inviting home includes a covered, allocated parking space and a private South facing balcony.



### Breakfast Kitchen

11'10 x 9'9 (3.61m x 2.97m)

Comprising a good range of base and wall units with coordinating granite work surfaces and concealed lighting. Integrated appliances include an oven, microwave, four ring induction hob with hood over, dishwasher, fridge, freezer and a washer/dryer.

### Bedroom

12'1 x 11'2 (3.68m x 3.40m)

An ample double bedroom featuring a recessed wardrobe with fitted shelving and a view across Ilkley towards Middleton.

### Bedroom

11'5 x 10'3 (3.48m x 3.12m)

A further double bedroom, again including a recessed wardrobe with fitted shelving and a view across Ilkley towards Middleton.

### Bathroom

6'8 x 6'0 (2.03m x 1.83m)

Smartly appointed and comprising a bath with shower over, hand wash basin within vanity unit and a heated towel rail.

### Outside

### Parking

The apartment includes a covered off-street parking space.

### Communal Gardens

Wells Court is set amongst principally lawned communal gardens.

### Tenure

We are advised that the property is held on a 999 year lease dated from 2nd November 1963. Annual ground rent of £10.00.

### Service Charge

We are awaiting confirmation of the current service charge, which includes buildings insurance, maintenance of the exterior, communal areas, grounds and lift. However the figure for 2023 was £2857.47

### 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

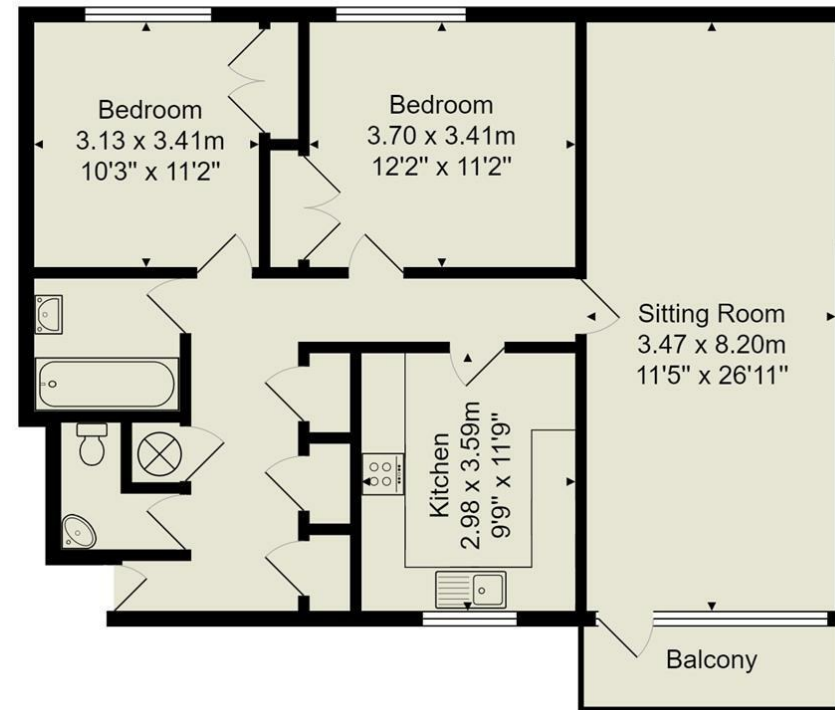
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.

### 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

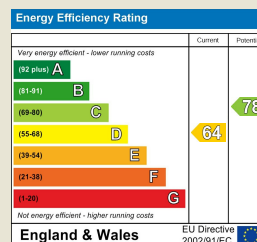
City of Bradford Metropolitan District Council Tax Band D.



Total Area: 89.8 m<sup>2</sup> ... 966 ft<sup>2</sup> (excluding balcony)

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.



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