



Listers Court | Cunliffe Road | Ilkley | LS29 9DZ

£199,950

TW | **TRANMER
WHITE**
Trusted Estate Agents

37 Listers Court | Cunliffe Road
Ilkley | LS29 9DZ
£199,950

A centrally located purpose built second floor retirement apartment offering generously proportioned and easily managed accommodation. The property enjoys lift access and an open southerly aspect.

The accommodation includes a welcoming hallway, a sitting room, kitchen, two bedrooms and a shower room. Occupants of Listers Court have use of a residents lounge, laundry facilities and maintained grounds.

- Centrally Located Retirement Apartment
- Lift Access
- Sitting Room
- Two Bedrooms
- Residents Lounge & Laundry Facilities
- South Facing Aspect
- Hall & Shower Room
- Fitted Kitchen
- Communal Car Park & Maintained Grounds
- Council Tax Band E/EPC Rating B

GROUND FLOOR

Communal Reception Hall

Giving access to the residents lounge and providing lift and staircase access to the upper floors.

SECOND FLOOR

Reception Hall

11'3" x 5'8" (3.43m x 1.73m)

With a panelled entrance door, store cupboard and a further cupboard housing the hot water cylinder. Moulded ceiling cornice.

Sitting Room

19'7" x 11'5" (5.97m x 3.48m)

With a marble interior fireplace having a wooden surround. 4 wall light points. Moulded ceiling cornice.

Kitchen

11'6" x 7'10" (3.51m x 2.39m)

With an inset sink unit and a range of fitted base and wall units incorporating cupboards, drawers and heat resistant work surfaces with a tiled surround. Automatic washer and an electric cooker with a filter hood over.



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Bedroom 1

16'8" x 9'0" (5.08m x 2.74m)

With fitted and recessed wardrobes. 2 wall light points. Moulded ceiling cornice.

Bedroom 2 13'10" x 6'6"

With a fitted wardrobe. Wall light point. Moulded ceiling cornice.

Shower Room

With a tiled shower cubicle, pedestal wash basin and a low suite wc. Ceramic tiled walls. Mirror fronted medicine cabinet. Extractor fan and a chrome heated towel rail.

COMMUNAL FACILITIES

Residents at Listers Court benefit from various communal facilities including a residents lounge, communal washing and drying facilities, a monitored integrated emergency call system and the services of a building manager.

OUTSIDE

Gardens

Listers Court stands within landscaped grounds which are maintained as an amenity for the residents.

Parking

There is a large car park for Listers Court residents on the south side of the building.

Tenure

Leasehold for a term of 99 years from 30 June 1995. The freehold is owned by Listers Court Management Company Ltd which is owned by the leaseholders at Listers Court. We are advised that a ground rent is not presently collected.

Service Charge

The current service charge is £3557.04 (2024)

Age Restriction

Residents at Listers Court must be 55 years of age or older.

Ilkley

Voted The Sunday Times Best Place to Live in the UK 2022, Ilkley is renowned for its interesting independent shops and restaurants, its spectacular scenery and convenient rail links. 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.

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.

Council Tax

City of Bradford Metropolitan District Council Tax Band E

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: 69.2 m² ... 745 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		83	83
(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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