



All Saints Court | Ilkley | LS29 8DT

Asking price £129,228

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7 All Saints Court |  
Ilkley | LS29 8DT  
Asking price £129,228

A charming two bedroomed ground floor apartment including an off-street parking space and benefitting from access to lawned communal gardens. This is a Discount For Sale property. Discount for sale is an affordable home ownership scheme where 100% of the property is purchased at a discounted rate – in this case the purchaser pays 58.74% of the open market value. Buyers must live or work within the Ilkley or Wharfedale Electoral Wards or within the area of Addingham Parish Council.

- Two Bedrooms
- Ground Floor
- Allocated Off-Street Parking Space
- Short Walk From Town Centre

With gas central heating, the accommodation comprises:

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### Ground Floor

#### Communal Entrance

#### Private Entrance Hall

9'0 x 7'4 (2.74m x 2.24m)

A welcoming entrance hall with laminate wood floor, recessed cloaks cupboard and a telecom entry system linking to the communal entrance.

#### Sitting Room

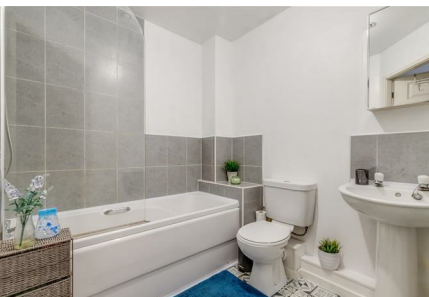
17'2 x 11'9 (5.23m x 3.58m)

Inlcuding a useful recessed store cupboard, laminate wood floor and French doors leading to the communal gardens. An opening leads to:





With French doors leading to lawned communal gardens, the property forms part of a well-regarded, purpose-built development situated within a short walk of Ilkley town centre.



## Kitchen

10'0 x 8'11 (3.05m x 2.72m)

Comprising base and wall units with coordinating work surfaces and tiled splashback. Appliances include an oven, four ring electric hob with hood over, plumbing for washing machine and space for a fridge/freezer.

## Bedroom

12'4 x 9'11 (3.76m x 3.02m)

An ample double bedroom featuring a walk-in wardrobe/dressing area.

## Bedroom

8'11 x 6'10 (2.72m x 2.08m)

With laminate wood flooring.

## Bathroom

6'11 x 6'5 (2.11m x 1.96m)

Comprising a bath with shower attachment plus glass screen, hand wash basin and w.c.

## Outside

### Parking

The property includes an allocated off-street parking space. Visitor parking is also available.

### Communal Gardens

All Saints Court stands within well-maintained, principally lawned communal gardens.

### Tenure

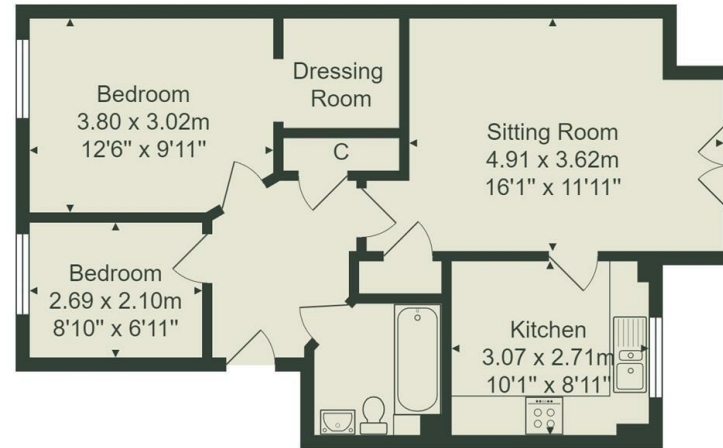
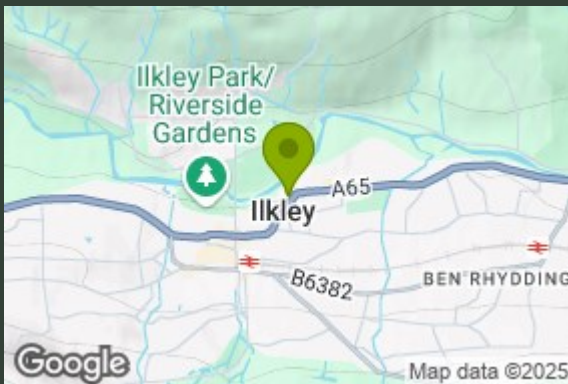
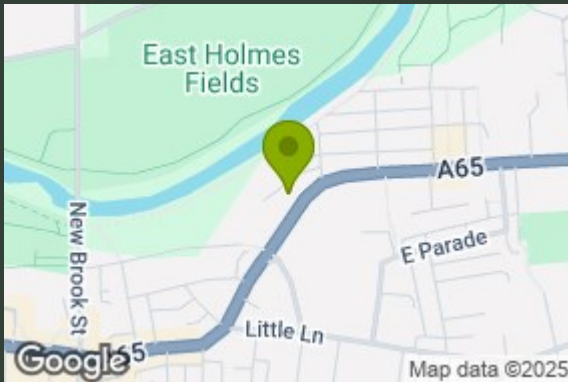
The property is held on a 999 year lease dated from 2007.

### Service Charge

The current annual charges payable to The Home Group from 1st April 2025 are £1847.31 and are broken down as follows:

- Management Charge: £189.30
- Insurance Charge: £396.00
- Service Charge: £704.06
- Reserve Fund: £557.95

Ground rent: £100.00 per annum.



Total Area: 60.6 m<sup>2</sup> ... 653 ft<sup>2</sup>

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

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