



Regency Court | | Ilkley | LS29 9TE

£255,000

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# 19 Regency Court | Ilkley | LS29 9TE £255,000

Welcome to this charming ground floor apartment located in the desirable Regency Court, Ilkley. Situated in the picturesque town of Ilkley, this apartment is surrounded by stunning countryside and offers a range of local amenities, including shops, cafes, and recreational facilities. Formerly the show apartment to the original development, enjoying a southerly access with its own private access via the French doors. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or small families seeking a tranquil living environment. Situated on the ground floor and with French doors opening onto a paved patio area. The accommodation in brief comprises; Communal entrance hall with video entry system, kitchen, living space, two bedrooms and a shower room. Outside there are communal grounds and parking.

- Ground floor apartment
- Two Bedrooms
- Close to open countryside
- The original show apartment for the development
- Allocated Parking
- Private access via French doors opening onto a patio area
- Southerly aspect

## GROUND FLOOR

### Communal Entrance Hall

#### Private Hallway

On entering the apartment there is a central hallway, video entry system and a cupboard housing the central heating boiler.

#### Living Space

19'9" x 15'0" max (6.02m x 4.57m max)

This generously proportioned living room offers ample space for both a full-sized dining table and multiple sofas, making it perfect for entertaining or family living. The room benefits from three large windows and a set of French doors to the front elevation, all enjoying a sunny Southerly aspect that fills the space with natural light throughout the day. A charming wooden fireplace surround with a marble inset and hearth serves as a beautiful focal point, complete with an inset electric fire for added warmth and ambience.

#### Kitchen

11'02" x 7'04" (3.40m x 2.24m)

A range of fitted wall and base units with coordinating worktops and one and a half bowl stainless steel sink and drainer. Tiling to the splash areas, Whirlpool oven, hob and extractor hood. Hotpoint fridge, freezer and a slimline dishwasher. Window to the front elevation.





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### Bedroom One

12'9 x 9'10 (3.89m x 3.00m)

A window to the rear elevation. Built in wardrobes.

### Bedroom Two

9'08 x 9'05 (2.95m x 2.87m)

A window to the rear elevation. Built in wardrobes.

### Shower Room

6'08 x 5'09 (2.03m x 1.75m)

Comprising a large walk in shower cubicle, WC and pedestal wash basin. Fully tiled wall and floor area.

### Outside

#### Parking

Allocated parking space.

### Lease arrangements

999 years lease commencing from 2001

### Council Tax

City of Bradford Metropolitan District Council Tax Band E.

### 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.

### 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

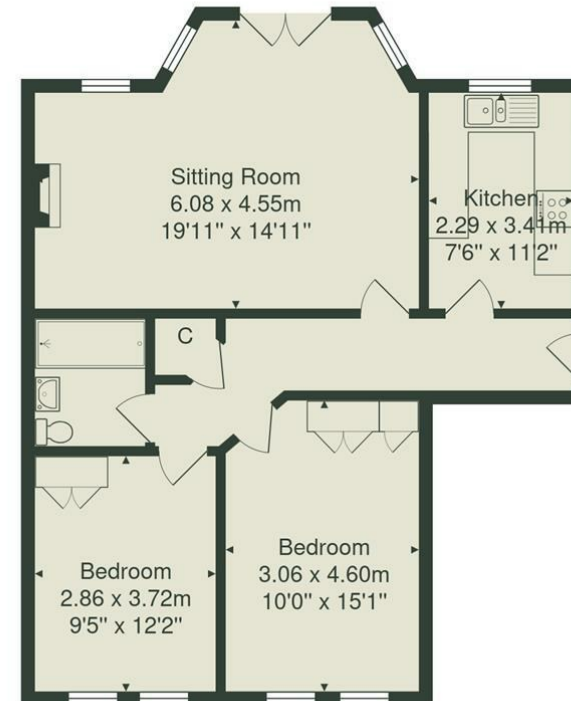
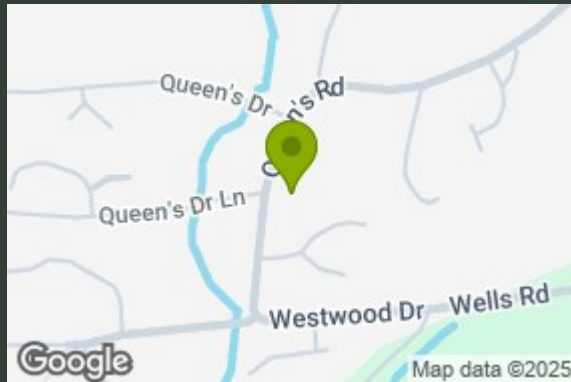
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject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

### Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link:  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### Service Charges

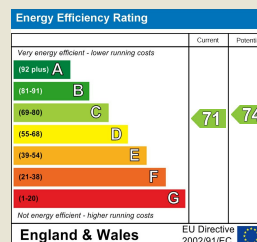
We are advised by the client that the annual service charge is approximately £1260 per annum.



Total Area: 72.8 m<sup>2</sup> ... 783 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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