



# The Howarth Suite

Crescent Court | | Ilkley | LS29 8FA

Asking price £195,000

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Situated within the highly regarded Crescent Court development in the heart of Ilkley town centre, this attractive one-bedroom apartment offers comfortable and secure living, ideally suited to those seeking convenience and a low-maintenance lifestyle. Residents benefit from a secure entry system, lift access to all floors, and the advantage of being just moments from Ilkley's excellent shops, cafés, restaurants and transport links.

The well-presented accommodation comprises a welcoming entrance hall with a large storage cupboard and separate cloakroom, a spacious reception room opening into a dining kitchen, and a generous double bedroom with en suite shower facilities. Parking is also available, further enhancing the appeal of this superb town-centre apartment.

- Central Ilkley location
- Bedroom with ensuite shower facilities
- Forming part of the Crescent hotel
- Short stroll to the train station
- Perfect lock up and leave
- Balance of a 999 year lease remaining.
- Parking Available

## Living Area

14'08 x 11'11 (4.47m x 3.63m)

With a few steps down into the cosy and inviting living area, this room features carpeted flooring, two plug in wall hung heaters, and a wooden framed window to the side, allowing for plenty of natural light. The living area leads through to:

## Dining Kitchen

13'9 x 12'5 (4.19m x 3.78m)

Boasting a good range of base and wall units with coordinated work surfaces and upstand, one and a half bowl stainless steel sink and drainer, two wall hung plug in heaters, and a wooden framed window to the side elevation. All integrated appliances are AEG branded, and include fridge/freezer, oven, washer/dryer and a 4 ring induction hob with hood over. The area also houses two spacious storage cupboards, one with ample space for coats and boots, and one housing the water tank with built in airing shelves.

## Separate W.C.

A handy cloakroom with part tiled walls, tiled flooring and an extractor fan. Comprises: pedestal hand wash basin and W.C.

## Bedroom

12'10 x 11'1 (3.91m x 3.38m )

Carpeted flooring continues into the master bedroom which is a nice sized double. Featuring a wooden framed window to the side and a plug in wall hung heater, the room also leads into:



This delightful residence offers a modern living experience while being part of an impressive building in the heart of Ilkley town centre.



### En-Suite

9 x 5'7 (2.74m x 1.70m)

A generously sized en-suite with feature tiled floor and part tiled walls. Well equipped with a walk-in rainfall shower with attachment, glass door and tiled splashbacks, pedestal wash basin, W.C., heated towel rail and an extractor fan. A privacy window to the side elevation allows for the passage of plenty of natural light.

### Parking

Parking is available within the courtyard area this would be available under license at a cost of £500.00 per annum.

### Tenure

We understand the tenure is leasehold with the balance of a 999 year lease and a ground round rent of £1 per annum.

### Service Charge

We are advised by our clients that the service charge is £1306.08 per annum (29.9.25).

### 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 B.

### 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.

### Mobile Signal/Coverage

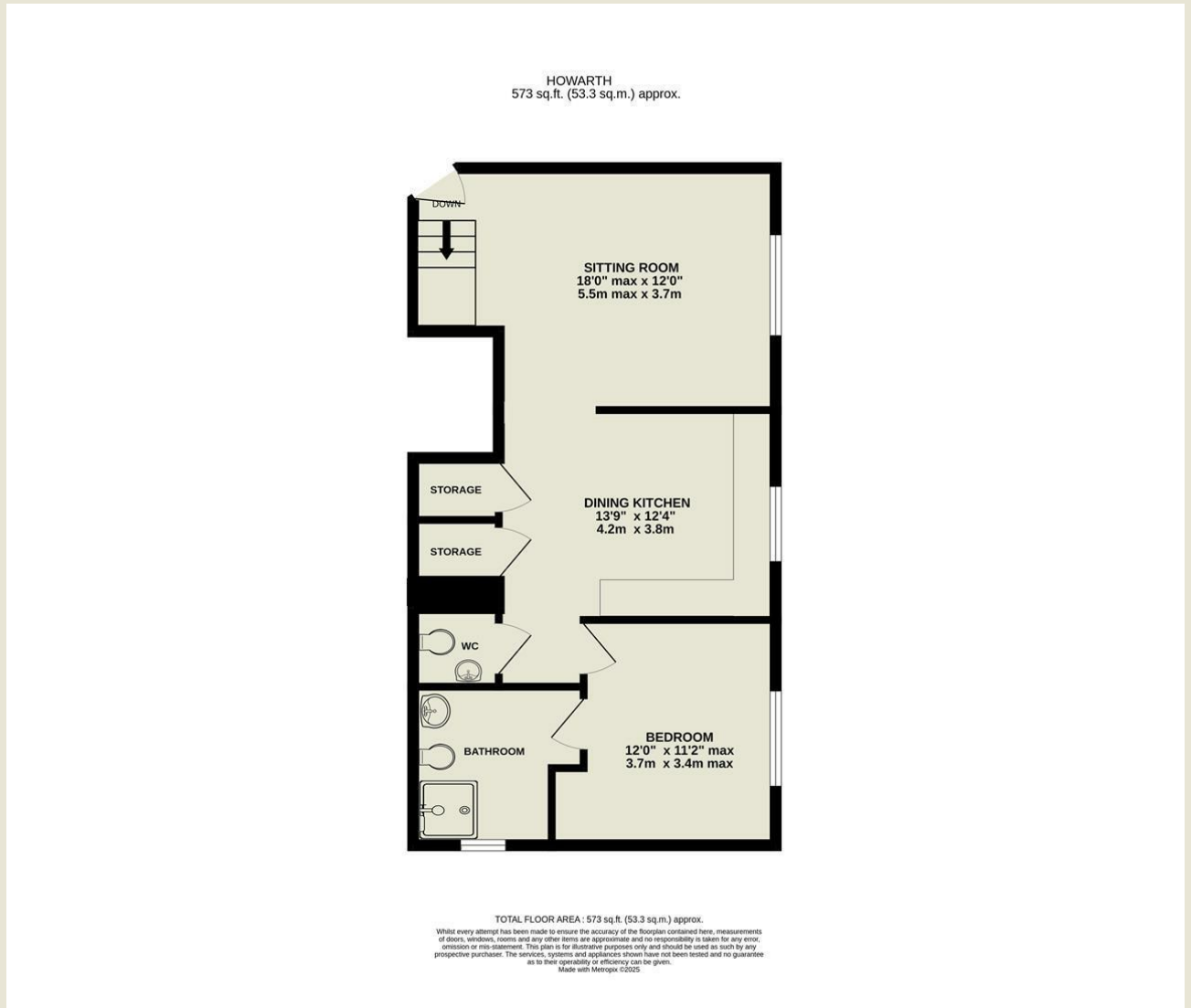
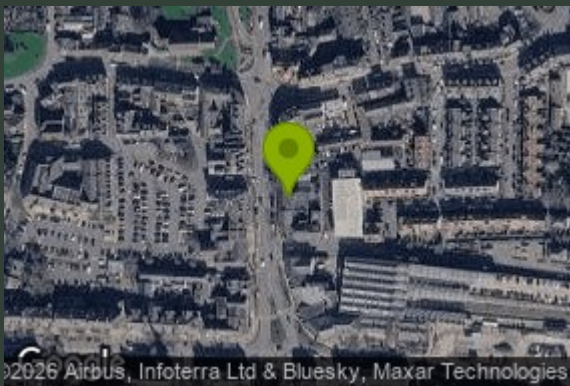
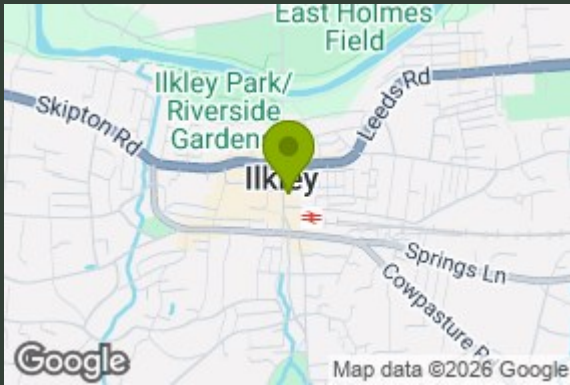
The mobile signal/coverage in this area can be verified via the following link:  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### Offer Acceptance & AML Regulations

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.

Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (12 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (59-80) <b>C</b>                            |  |                         |           |
| (35-58) <b>D</b>                            |  |                         |           |
| (29-34) <b>E</b>                            |  |                         |           |
| (21-28) <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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