



Apartment 7

8a Clifton Road | Ben Rhydding | Ilkley | LS29 8AH

£329,950

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Trusted Estate Agents

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Ideally located on Clifton Road in the highly sought-after village of Ben Rhydding, this well-appointed apartment offers spacious and versatile accommodation in a convenient and desirable setting, within easy reach of local amenities, transport links and scenic countryside walks.

The property features a welcoming entrance hallway with a useful store room, a bright sitting room with access to a balcony, and a separate dining room. The fitted breakfast kitchen provides a practical and well-designed space, while the principal bedroom benefits from en suite facilities. A further double bedroom and a house bathroom complete the accommodation, making this an attractive home in a superb residential location.

An Impressive & Spacious Second • Lift Access

Floor Apartment

- Spacious Hall With Store Room
- Dining Room
- 2 Bedrooms
- Allocated Parking
- Fitted Breakfast Kitchen
- Sitting Room With Balcony
- Bathroom & Shower Room
- Council Tax Band D / EPC Rating Awaited

GROUND FLOOR

Entrance Vestibule

With entryphone access.

Communal Hallway

With staircase and lift access to the upper floors.

SECOND FLOOR

Communal Landing

Leading to:

Private Reception Hall

With a spacious store cupboard housing a hot water cylinder and a separate store room approached by double doors.

Sitting Room

15'6" x 12'0" (4.72m x 3.66m)

With windows to two sides including glazed double doors opening onto a balcony overlooking the front of the property.



A generously proportioned second floor apartment offering well appointed accommodation in a quiet and secluded setting within a comfortable walk of Ilkley town centre.



Dining Room

13'4" x 9'0" (4.06m x 2.74m)

Accessed from the hallway and having timber double doors opening onto the sitting room.

Breakfast Kitchen

11'4" x 10'9" (3.45m x 3.28m)

With a stainless steel sink unit and an extensive range of fitted base and wall units with cupboards, drawers and heat resistant work surfaces with a tiled surround. Integrated appliances incorporates an oven and microwave, electric hob with filter hood over, a fitted fridge and freezer, dish washer and automatic washer,

Bedroom 1

17'5" x 9'2" (5.31m x 2.79m)

With a fitted wardrobe.

En Suite Shower Room

With a walk in shower, low suite wc and a pedestal wash basin. Recessed spotlights.

Bedroom 2

13'8" x 9'0" (4.17m x 2.74m)

With fitted wardrobes.

Bathroom

With a panelled bath having a shower over, pedestal wash basin and a low suite wc. Part wall tiling. Recessed spotlights.

OUTSIDE

Grounds

Beechwood stands within private grounds which ensure a high degree of privacy and are maintained as an amenity for the residents.

Parking

In addition to visitor parking there is an allocated parking space for No 7.

Tenure

The property is held on the balance of a 125 year lease from 18 June 2004. We are advised that the current annual ground rent is £231.84 and the service charge for 2026 is £.3427.67 per annum.

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

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.

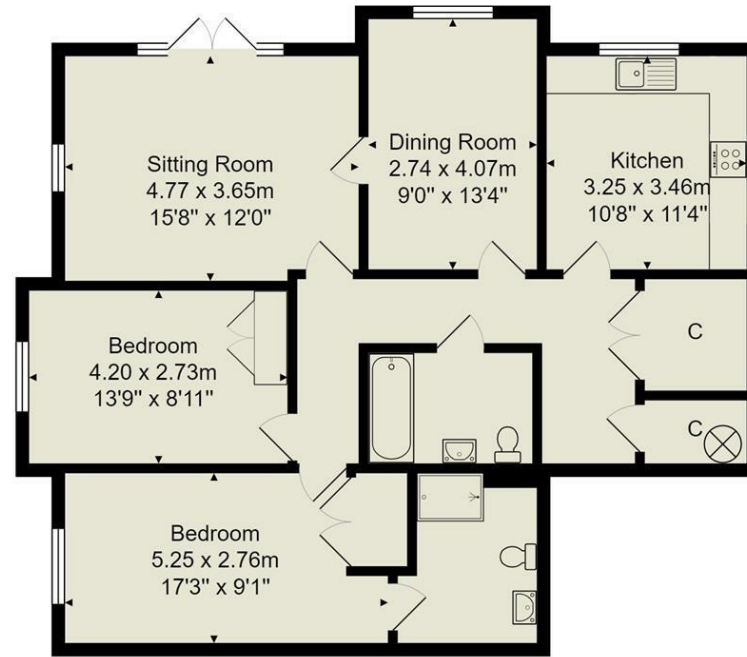
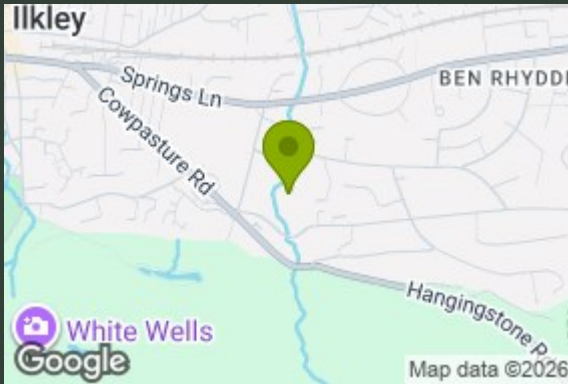
Offer Acceptance & AML Regulations

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.





Total Area: 99.0 m² ... 1065 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C		80	85
(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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