



HUNTERS[®]
HERE TO GET *you* THERE



Lister Court, Cunliffe Road, Ilkley, LS29

£179,000



A lovely 2 bedroom, first floor apartment with lift and located within this highly regarded development for those over 55yrs, The retirement development provides residents with access to facilities such as a residents lounge with adjoining kitchen, laundry, car park and beautifully maintained communal gardens. The accommodation is briefly comprising of an entrance hall, cloakroom, living/dining room, kitchen, two bedrooms and a shower room. Listers Court is situated in the heart of Ilkley town centre, with a short stroll from shops, cafés and the train station.

Ilkley is a thriving, historical Yorkshire town in the Wharfe Valley offering a wide range of amenities, boutique shops, everyday stores, traditional pubs, wine bars and restaurants to suit all tastes, as well as excellent social facilities to include the playhouse, lido pools, rugby, cricket and golf clubs. The town also benefits from well-regarded schools for all ages including Ilkley Grammar School. In addition, the stunning scenery of the Wharfe Valley provides opportunity for countryside walks. Likewise for the commuter, the town is ideal – there are regular train services to both Leeds and Bradford and for those travelling further afield, Leeds/Bradford International Airport is just over 11 miles away.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
otley@hunters.com | www.hunters.com



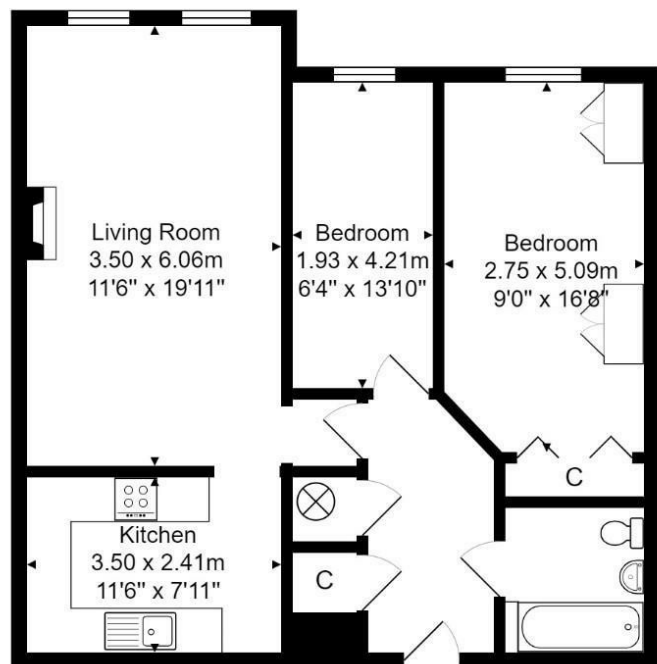
This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.

KEY FEATURES

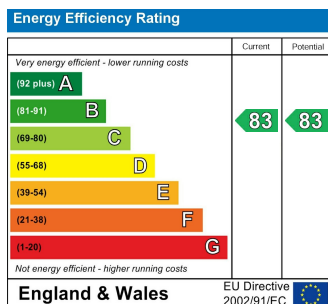
- TWO BEDROOM APARTMENT
- CENTRAL ILKLEY LOCATION
- FIRST FLOOR
- LIFT
- MAINTAINED COMMUNAL GARDENS
- PARKING
- EPC RATING B
- CHAIN FREE







Total Area: 69.5 m² ... 748 ft²



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AGENTS NOTES

Tenure: Leasehold

We have been advised that the property is Leasehold with a share of the freehold and the balance of a 189 year lease from 1997. The current service charge is £250 per month and this covers such items as buildings insurance, maintenance of the common areas, external window cleaning, servicing and maintenance of the lift, gardening and hot water.

Day to day management of the development is undertaken by Listers Court Management Company in conjunction with Adair Paxton in Leeds.

Council Tax Band E

ADDITIONAL SERVICES

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

ANTI MONEY LAUNDERING CHECKS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

DIRECTIONS

From the centre of Ilkley, proceed to the top of Brook Street and turn right onto The Grove, after about 300 metres turn right into Cunliffe Road. Listers Court is towards the bottom of Cunliffe Road on the left hand side.