



# The Saltaire Suite

Crescent Court | | Ilkley | LS29 8FA

£225,000

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Ilkley | LS29 8FA  
£225,000

Welcome to this charming one-bedroom apartment located in the heart of Ilkley, within the prestigious Crescent Court, which forms part of the historic Crescent Hotel.

Spanning an impressive 700 square feet, this apartment enjoys a Southerly aspect and views towards Ilkley Moor. The accommodation in brief comprising a communal entrance with a lift and stairs to the first floor a private entrance hall, sitting room/dining space, kitchen, cloakroom and large storage cupboard off, bedroom and ensuite shower facilities.

- Stylish apartment living
- Open plan living space
- Bedroom with an ensuite shower room
- Town centre location
- Balance of a 999 year lease
- Southerly Aspect

## Private Entrance Hall

12'4 x 3'6 (3.76m x 1.07m)

A spacious private entrance hall with a Videx entry system. Leading into:

## Separate W.C.

A handy cloakroom comprising a pedestal wash basin and w.c. and with part tiled walls, tiled floor and an extractor fan.

## Open Plan Living Kitchen



Spanning an impressive 700 square feet, this apartment enjoys a Southerly aspect and views towards Ilkley Moor.



## Kitchen

11'6 x 9'5 (3.51m x 2.87m)

A light and airy space featuring two double glazed, wooden framed windows to the rear elevation providing views to the moor. Boasting a good range of base and wall units as well as coordinated worksurfaces and upstands. Integrated appliances include: dishwasher, fridge/freezer, oven and 4 ring induction hob with hood over, washer/dryer and a recessed one and a half bowl luxury stainless steel sink.

## Living Area

19'4 x 13'8 (5.89m x 4.17m)

A spacious, carpeted living space with three, large wooden framed windows to the southerly aspect and one to the side. Also featuring two wall mounted electric heaters.

## Bedroom

14'7 x 10 (4.45m x 3.05m)

A generous double bedroom with carpeted flooring and two large wooden framed windows to the southerly aspect. The room also features two wall hung electric heaters and an alcove with double height hanging space.

## En-Suite

10'11 x 4'7 (3.33m x 1.40m)

A smart en-suite with part tiled walls and tiled floor. Well equipped with a walk-in rainfall shower with separate attachment, tiled walls and glass door, pedestal wash basin and w.c. Large heated towel rail.

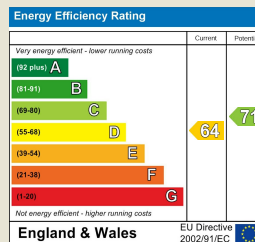
## Tenure

We understand the tenure is Leasehold with the balance of a 999 year lease and the annual ground rent is £1.

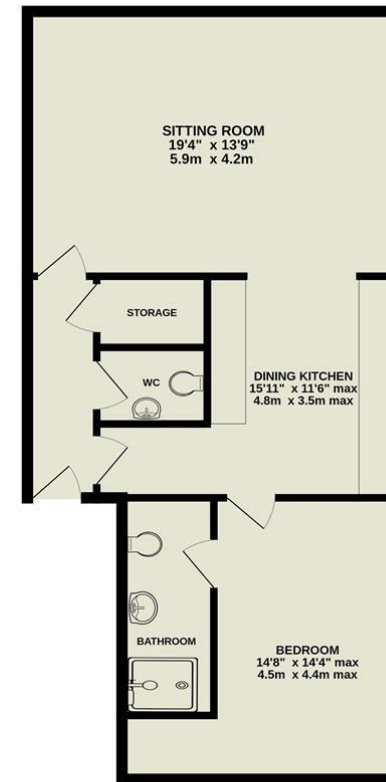
## Service Charge

We are informed by the clients that the annual service charge is £1304.35 (29.9.25).





SALTAIRE  
700 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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