Deaconess Court, Queens Road | | Ilkley | LS29 9QJ

Asking price £250,000

TRANMER WHITE
Trusted Estate Agents

2 Deaconess Court, Queens Road | Ilkley | LS29 9QJ
Asking price £250,000

A generously proportioned ground floor apartment, forming part of a handsome stone built Victorian building, located in a popular and established neighbourhood between the town centre ad the famous Ilkley Moor. The property incorporates a welcoming hallway, a large and elegant sitting room, a fitted kitchen, two good sized bedrooms and a shower room. There are off road parking facilities and communal grounds.

- Elegant Ground Floor Apartment
- Ready Acces To Town Centre & Ilkley Moor
- Fitted Kitchen
- Shower Room
- Council Tax Band B
- Popular & Established Neighbourhood
- Spacious Sitting Room
- Two Large Bedrooms
- Off Road Parking
- EPC Rating E

GROUND FLOOR

Shared entrance porch
( )
Leading to:

Central Communal Reception Hall

Private Reception Hall
16'0" x 4'2" (4.88m x 1.27m)
With fitted shelves and a large cylinder cupboard.

Sitting Room
17'5" x 15'5" (5.31m x 4.70m)
With an Adam style fireplace with a marble interior and hearth. Plaster panelled ceiling and ceiling rose.

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L Shaped Kitchen
13'4" x 6'10" plus 5'9" x 5'0" (4.06m x 2.08m plus 1.75m x 1.52m)
With a stainless steel sink unit with a mixer tap and a range of fitted base and wall units incorporating cupboards, drawers and heat resistant work surfaces. Fitted electric oven, microwave cooker and an electric hob with a filter hood over. Space for a fridge, freezer and dryer and plumbing for an automatic washer. Broom cupboard.

Bedroom 1
17'9" x 14'8" (5.41m x 4.47m)
With windows to two sides and a door leading to the side of the property.

Bedroom 2
14'9" x 11'7" (4.50m x 3.53m)
With a south facing window to the rear elevation. Recessed cupboards.

Shower Room
With a large walk-in shower, pedestal wash basin and a low suite wc. Extractor fan.

OUTSIDE

Gardens
Deaconess Court stands within shared grounds which are maintained as an amenity for the residents.

Parking
There is a shared parking area to the rear of Deaconess Court for the use of residents on a 'first come first served basis'.

Tenure
We are advised that the property is held on a 125 year lease from 28 August 1992. The ground rent is £10.00pa. The service charge of 2025/26 is £1,550.39.

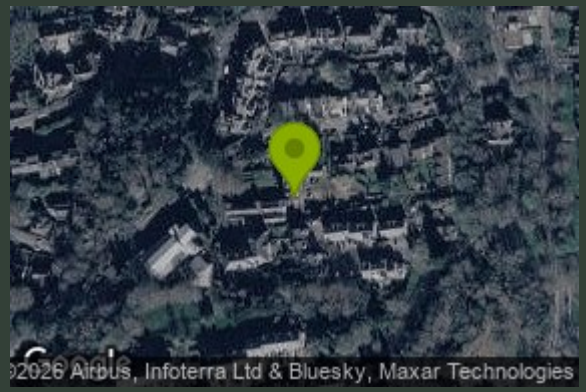
Ilkley
Voted The Sunday Times Best Place to Live in the UK 2022, Ilkley is renowned for its top schools, interesting independent shops and restaurants, its spectacular scenery and convenient rail links. Sports clubs offer excellent opportunities for young people and an energetic community spirit is at 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.

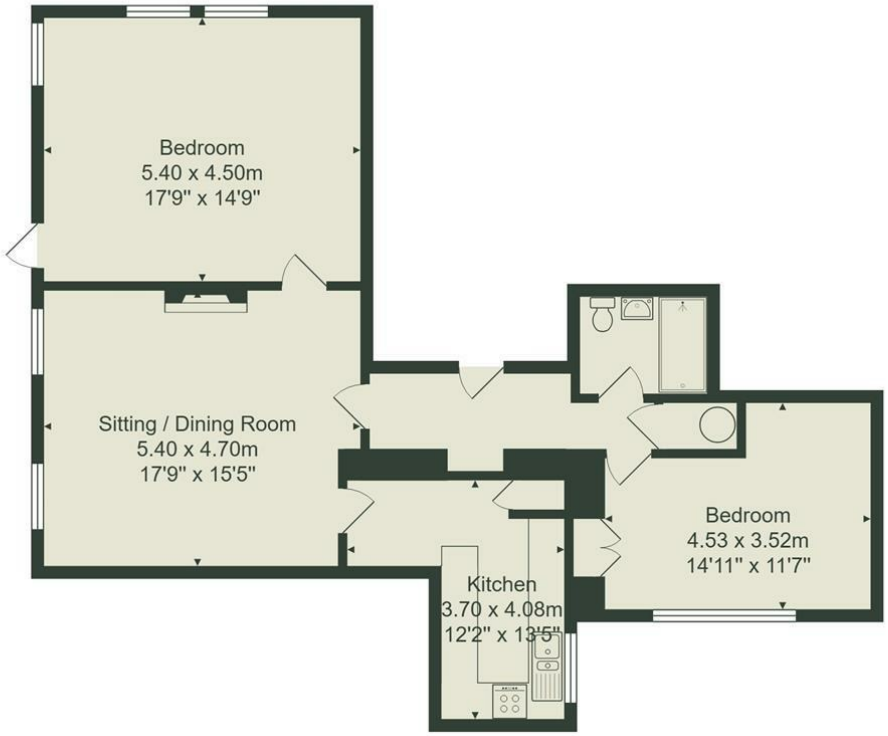
Council Tax
City of Bradford Metropolitan District Council Tax Band B

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.





Total Area: 89.2 m² ... 960 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.
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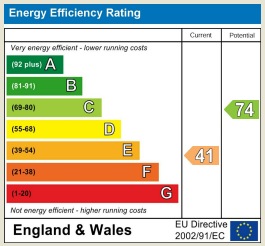

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