



Emmandjay Court, Valley Drive | | Ilkley | LS29 8PF

Asking price £245,000

**TW** TRANMER  
WHITE  
Trusted Estate Agents

27 Emmandjay Court, Valley Drive |  
Ilkley | LS29 8PF  
Asking price £245,000

A smartly presented first floor retirement apartment located in a modern purpose built development within private grounds and having lift access. The property enjoys a westerly aspect and includes a spacious living room with a balcony, a fitted kitchen with integrated appliances, two bedrooms, a bathroom and shower room. Emmandjay Court provides residents with extensive support services and amenities, such as a bistro, salon, tea and coffee lounge, buggy parking area and well-kept communal grounds. The development has 24 hour on-site support staff and a car park for the use of both residents and visitors.

- Impressive First Floor Retirement Apartment
- Balcony Overlooking The Gardens
- Principal Bedroom With En Suite Facilities
- Off Road Parking
- Council Tax Band D
- West Facing Aspect
- Sitting Room & Well Equipped Kitchen
- Further Bedroom & Bathroom
- Extensive Residents' Facilities
- EPC Rating C

#### GROUND FLOOR

##### Communal Entrance

A secure communal entrance that leads through the buildings' various residents' facilities. There is lift and staircase access to the upper floors.

#### FIRST FLOOR

##### Private Reception Hall

With a panelled entrance door and a useful store cupboard.

##### Open Plan Living Area

21'4" x 15'3" (6.50m x 4.65m)

There is a principal open plan living area comprising:

##### Sitting Room

A bright and spacious living area with a glazed door leading to a balcony, facing west and overlooking the internal garden of Emmandjay Court.



A smartly presented first floor retirement apartment located in a modern purpose built development within private grounds and having lift access. The property enjoys a westerly aspect and includes a spacious living room with a balcony, a fitted kitchen with integrated appliances, two bedrooms, a bathroom and shower room.



#### **Kitchen Area**

Extensively equipped to a high standard, the kitchen area includes a stainless steel sink with a mixer tap and a range of fitted base and wall units incorporating cupboards, drawers and work surfaces. Integrated appliances include an electric oven and hob with a filter hood over, fridge, freezer, dishwasher and washing machine.

#### **Principal Bedroom**

17'4" (maximum) x 10'6" (5.28m (maximum) x 3.20m)  
With a west facing window and a moulded ceiling cornice.

#### **En Suite Shower Room**

With a large walk in shower, low suite wc and a wash basin. Ceramic tiled wall and recessed spotlights. Fitted wall mirror and shaver point.

#### **Bedroom 2**

10'6" x 6'2" (3.20m x 1.88m)  
With a west facing window and moulded ceiling cornice.

#### **Bathroom**

With a panelled bath, low suite wc and a wash basin. Ceramic tiled walls and recessed spotlights. Fitted wall mirror and shaver point.

#### **OUTSIDE**

#### **Communal Gardens**

Emmandjay Court is set amidst lovely communal grounds that include well kept lawns, mature shrubs and paved seating areas.

#### **Tenure**

We are advised that the apartment is held on the balance of a 125 year lease from January 2012. The current ground rent is £496.08.

#### **Service Charge**

We are advised that the monthly charges for 2025/26 are:

Service Charge £421.00  
Wellbeing Charge £375.21

#### **Emmandjay Court**

Emmandjay Court has dedicated on site staff 24 hours a day to provide emergency response as well as day to day care and support if required. Additional support including cleaning, laundry services and shopping can be provided on a regular basis or as and when required. Shopping and groceries can even be delivered to individual apartments.

#### **Contingency Fund Contribution**

A contribution to the Contingency Fund is payable on sale or a transfer of ownership. The Fund covers spending for the repair or renewal of communal areas, roofs, lifts, etc. The contribution is 1% of the 'open market value' at the point of sale/ transfer, for each year or part-year of ownership.

#### **Ben Rhydding**

Located on the eastern side of Ilkley, Ben Rhydding sits just below the famous Cow and Calf Rocks and is a thriving community in its own right, sought after for its village appeal with a standout parade of shops, one of the districts most highly-regarded primary schools, St John's church and its own train station. In the 19th century, then known as Wheatley, Ben Rhydding was noted for its hydropathic establishment.

#### **Council Tax**

City of Bradford Metropolitan District Council Tax Band D

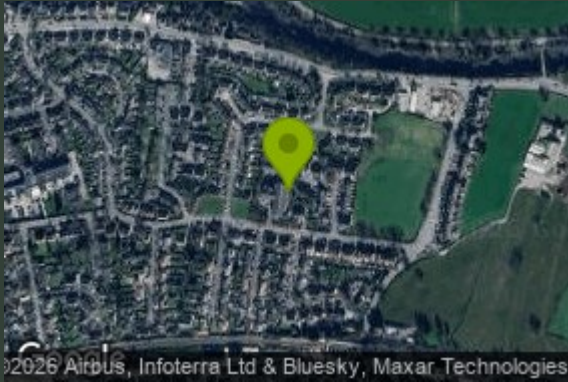
#### **Please Note**

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.

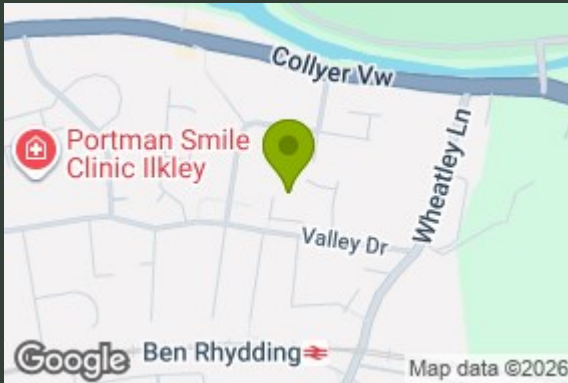
#### **Mobile Signal/Coverage**

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**



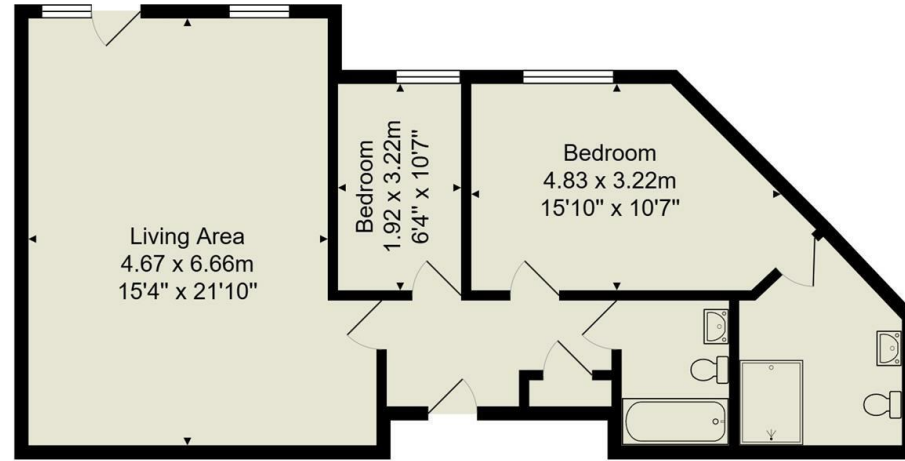
©2026 Airbus, Infoterra Ltd & Bluesky, Maxar Technologies



Google Ben Rhydding Map data ©2026



Google Map data ©2026



Total Area: 72.7 m<sup>2</sup> ... 783 ft<sup>2</sup>

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		78	79
(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	

139 Bolling Road  
Ben Rhydding  
Ilkley  
West Yorkshire  
LS29 8PN  
01943 661141

ilkley@tranmerwhite.co.uk  
<https://www.tranmerwhite.co.uk/>