

Audley Clevedon, Ben Rhydding Drive | Ben Rhydding | Ilkley | LS29 8BY

Asking price £365,000

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26 Conyers View

Audley Clevedon, Ben Rhydding Drive | Ben Rhydding
Ilkley | LS29 8BY
Asking price £365,000

A stunning two doule bedroomed, two bathroom second floor apartment featuring a private South facing terrace forming part of Audley Retirement Village, an outstanding development set amongst 23 acres of beautiful grounds.

Clevedon House is at the heart of the village. What was once a Victorian schoolhouse is now the centrepiece building, housing a range of amenities including a restaurant, bistro bar, lounge, library, health and wellbeing centre, fitness suite and swimming pool.

- Highly Regarded Retirement Village
- Access To Extensive Grounds & Residents' Facilities
- Off-Street Parking
- Private South Facing Terrace

GROUND FLOOR

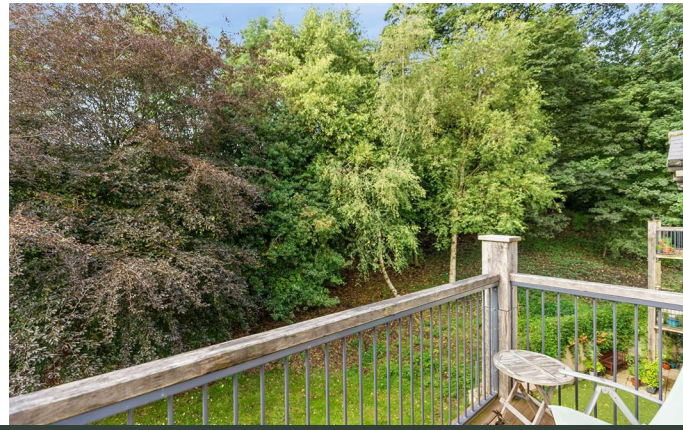
Communal Entrance Hall

With access via a secure entrance door, stairs and a lift lead to:

SECOND FLOOR







Located on the second floor, this inviting apartment enjoys a beautiful outlook across an area of woodland as well as open fields.











Private Entrance Hall

An inviting private entrance hall including an integrated door mat and a useful storage cupboard housing the water cylinder. The hall also features a fitted unit that offers storage for coats and shoes.

Sitting Room

14'9 x 13'5 (4.50m x 4.09m)

Enjoying an abundance of natural light via a Southerly aspect, the sitting room features fitted oak store cabinets and display shelving. French doors lead out to:

Terrace

This private South facing decked terrace is enclosed by iron railings and incldues outdoor lighting. The terrace offers a beautiful outlook over woodland and towards fields beyond.

Kitchen

13'5 x 8'2 (4.09m x 2.49m)

With access from the sitting room via concealed sliding doors, this stylish kitchen comprises an extensive range of base and wall units with corian worktops and splashback as well as concealed lighting. Integrated appliance's include an eye-level oven and combi oven/microwave, 4-ring ceramic hob with hood over, fridge freezer, washing machine and dishwasher. Tiled flooring and spotlights complete the room.

Bedroom

10'0 x 15'0 (3.05m x 4.57m)

A generous double bedroom including a range of recessed wardrobes with sliding doors. There is also a window providing a lovely Southerly aspect.











Ensuite
7'6 x 6'2 (2.29m x 1.88m)
The ensuite is fully tiled, with a WC, hand wash basin, heated towel rail, mirror cabinet with lighting and a walk-in-shower with glass screen.

Bedroom
10'11 x 10'0 (3.33m x 3.05m)
With a window offering a Southerly aspect and an extensive range of fitted store cupboards, desk, shelves and store cabinets. There is also a useful recessed cupboard housing the boiler.

Bathroom
7'10 x 5'09 (2.39m x 1.75m)
The bathroom is fully tiled and comprises a heated towel rail, WC, bath with shower attachment, hand wash basin and a mirror cabinet with integrated lighting.

Parking
One parking space is allocated based on the nearest available space to Conyers View. Additional visitor parking is available in the main car park.

Tenure
The property is held on a 125 year lease dated from 1st January 2008.

Ground Rent & Service Charge
Details to be confirmed.

Additional Amenities
As an owner at Audley Clevedon you will automatically become a member of the Audley Club. This membership entitles you to use the facilities, including the restaurant, bistro bar, health and wellbeing centre, fitness suite and swimming pool.

Deferred Management Charge
A deferred management charge is due at the point of sale. Further details can be provided on request.

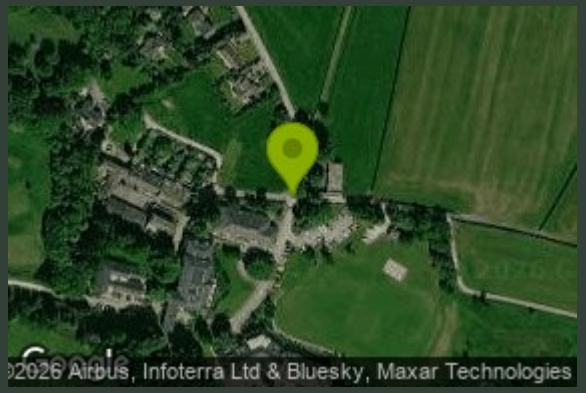




Set amongst 23 acres of mature grounds, Audley Clevedon offers a sense of peace and tranquility whilst still being just two miles from the gistoric spa town of Ilkley.

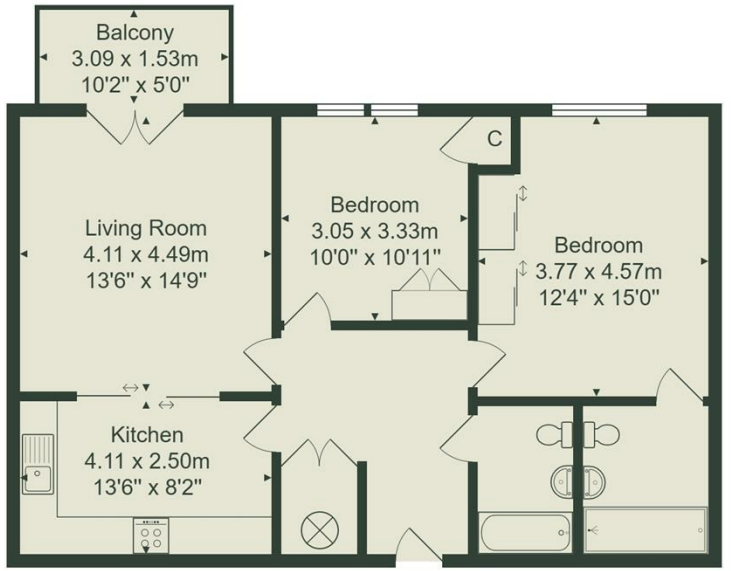












Total Area: 80.4 m² ... 866 ft² (excluding balcony)
All measurements are approximate and for display purposes only.
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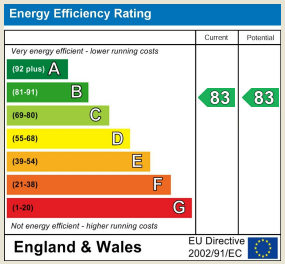

139 Bolling Road
Ben Rhydding
Ilkley
West Yorkshire
LS29 8PN
01943 661141
ilkley@tranmerwhite.co.uk
https://www.tranmerwhite.co.uk/