

Ornella's Estates

PROUDLY INDEPENDENT



Summer Manor Summer Court

Burley In Wharfedale, Ilkley, LS29 7NA

Offers in the region of £379,950



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INTRODUCTION

Please note that the vendors will pay the first year's service charge upon completion. Set within the stunning surroundings of Wharfedale and close to the breathtaking Yorkshire Dales, Summer Manor offers a wonderful opportunity to enjoy later life in a peaceful and welcoming community. Situated just a short distance from the heart of Burley in Wharfedale, this thoughtfully designed development combines comfort, convenience, and companionship in an area renowned for its natural beauty.

Created specifically for the over-60s, Summer Manor has been finished to an excellent standard and provides the perfect balance between independent living and a friendly neighbourhood atmosphere. Whether you prefer a quiet lifestyle or enjoy socialising and meeting like-minded people, the development offers an ideal setting to feel truly at home.

Burley in Wharfedale itself is a charming and well-served village, with everyday essentials all within easy reach. Independent shops, cosy cafés, healthcare facilities, and local amenities are all nearby, while traditional pubs and restaurants provide plenty of choice for dining out and relaxing with friends and family.

The surrounding area also offers plenty to explore. The elegant spa town of Ilkley is only a short drive away, famous for its boutique shopping and the much-loved Bettys Tea Room, while nearby Otley hosts a vibrant farmers' market each week, adding to the appeal of this wonderfully connected Yorkshire location.

ABOUT SUMMER MANOR

Graceful and stylish throughout, this impressive development offers an exceptional standard of retirement living in beautifully maintained surroundings. Residents can enjoy peaceful moments in the landscaped gardens or spend time socialising in the elegant communal lounge — perfect for relaxing with neighbours and friends.

Designed with both comfort and convenience in mind, the development provides a range of thoughtful features to enhance everyday life. A welcoming guest suite is available for visiting family and friends, while the dedicated House Manager helps ensure the building is impeccably maintained and fosters a warm community atmosphere through organised social events and activities.

The development is also pet friendly, allowing residents to enjoy the companionship of a well-behaved pet. Parking is available, and for added practicality there is a secure mobility scooter storage room on site.

With just 42 apartments in total, the development offers an intimate and friendly environment where residents can enjoy independence alongside a genuine sense of community.

LOCATION

Perfectly positioned between the charming villages of Burley in Wharfedale and the elegant spa town of Ilkley, this location offers the very best of Yorkshire living. Burley in Wharfedale is a picturesque and welcoming village with a wonderful sense of community, offering a range of everyday conveniences

including independent shops, cosy cafés, traditional pubs, popular restaurants, a Co-op supermarket, healthcare services, and excellent local amenities. Surrounded by beautiful countryside, the area is ideal for leisurely riverside strolls, scenic woodland walks, and exploring the breathtaking landscapes of the Yorkshire Dales. Just a short drive away, Ilkley provides a more vibrant mix of boutique shopping, stylish cafés, wine bars, fine dining restaurants, and well-known supermarkets, all centred around its attractive tree-lined streets. Famous for the iconic Bettys Tea Room and the stunning Ilkley Moor, the town is perfect for everything from relaxed afternoons browsing independent stores to invigorating country walks with spectacular views across Wharfedale. Together, Burley in Wharfedale and Ilkley create a truly enviable setting that combines natural beauty, convenience, and an exceptional quality of life.

APPROACH

As you approach Summer Manor, you immediately get the WOW factor. A stunning building that is surrounded with gorgeous communal gardens and parking. The fantastic design and features throughout, blending traditional and modern living. Comprising:

ENTRANCE INTO COMMUNAL AREA

As you enter this stylish and wonderful building, you immediately get a warm and welcoming feeling. With safety in mind it has a door camera entry system which is linked to your own panel within the apartment. 24 hour emergency call system with a personal pendant alarm. Intruder alarm and smoke detector. Illuminated light switches to hall, bedroom's, shower room and additional w.c.

PRIVATE ENTRANCE HALL

As you enter this stunning ground floor apartment, you immediately get the feeling of how light, airy and spacious it is. Comprising security intercom panel, two large storage rooms (one housing the Vent Axia and points for washer/dryer, the other providing ample storage space. Security pull cord, smoke detector. Doors leading to:

BEDROOM.2.

13'1 x 9'3 (3.99m x 2.82m)

This is a fabulous double bedroom comprising Upvc double glazed windows to the rear elevation overlooking to stunning privately enclosed communal landscaped gardens, Electric storage heater. Inset spot lights, TV point and telephone points.

MASTER BEDROOM

20'1 max x 9'11 (6.12m max x 3.02m)

Wow what a size. Offering an abundance of natural light this stunning and spacious master bedroom comprises Upvc double glazed windows to the rear elevation overlooking the beautiful communal gardens. With mirrored fitted wardrobes, inset spot lights. TV and telephone points. Electric storage heater. Door leading to:

ENSUITE SHOWER ROOM

7'3 x 6'9 (2.21m x 2.06m)

Continuing with the ambiance of the apartment, this fabulous ensuite shower room comprises a spacious walk in shower, low level w.c. vanity unit with built in wash hand basin and mirror above, heated towel rail and part tiled walls.

Tel: 01943 661506

HOUSE SHOWER ROOM

7'3 x 5'8 (2.21m x 1.73m)

A beautiful house shower room comprising spacious walk in shower, low level w.c. vanity unit with built in wash hand basin and mirror over. Inset spot lights. Part tiled walls. Tiled flooring. Heated towel rail.

LARGE FAMILY OPEN PLAN LOUNGE/MODERN FITTED KITCHEN

19'11 max x 11'6 (6.07m max x 3.51m)

This beautiful open plan space is made for entertaining family and friends. Offering an abundance of natural light with floor to ceiling patio doors, leading to the stunning and peaceful, tranquil landscaped communal gardens with a large center patio seating area, great for sitting out with friends in the summer and enjoying a glass or two of whatever takes your fancy, yet not having to do any work to maintain this is what a call heaven. Comprising TV and telephone points, ceiling lights. The beautifully fitted modern kitchen comprises a wide range of stunning wall and base units with underlighting and contemporary worksurfaces over. Lamona sink single drainer. Integral fridge freezer. Integral electric cooker and hob with stainless steel extractor fan over. Two electric storage heaters. Tiled flooring.

OUTSIDE

PARKING

Please note that this apartment comes with a parking space.

COMMUNAL GARDENS

Privately enclosed this charming and tranquil communal garden has the WOW factor with a beautiful seating area and pergola, stunning landscaped gardens with an abundance of flowers, trees and shrubbery makes this the ideal place to soak up the summer sun and enjoying socializing with either other residents, family and friends. A perfect peaceful place.

LEASEHOLD DETAILS AND WHAT IT INCLUDES

There are 999 years on the lease which was from 1.1.2023 so 996 years remaining. There is no ground rent as this is included in the service charge of £5,426.66 per annum (for financial year end 28/02/2026) The service charge is for the following:

Cleaning of communal windows

Water rates for communal areas and apartments

Electricity, heating, lighting and power to communal areas

24 hour emergency call system

Upkeep of gardens and grounds

Repairs and maintenance of the interior and exterior communal areas

Contingency fund including internal and external redecoration of communal areas

Buildings insurance

The annual service charge is £5,426.66 for the financial year ending 31/8/2026.

This service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24 hour emergency call system, the heating and maintenance and gardening.

For any further information about service charges please contact your House Manager.

ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

PROPERTY OMBUDSMAN

ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

MORTGAGES

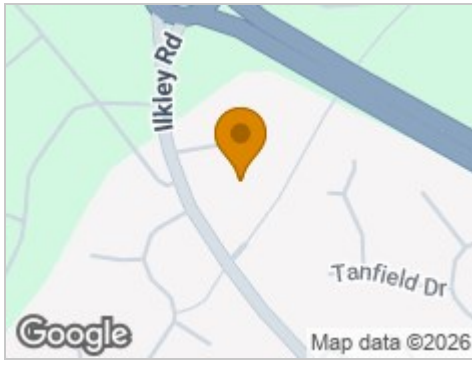
DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

BROCHURE

PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.



Road Map



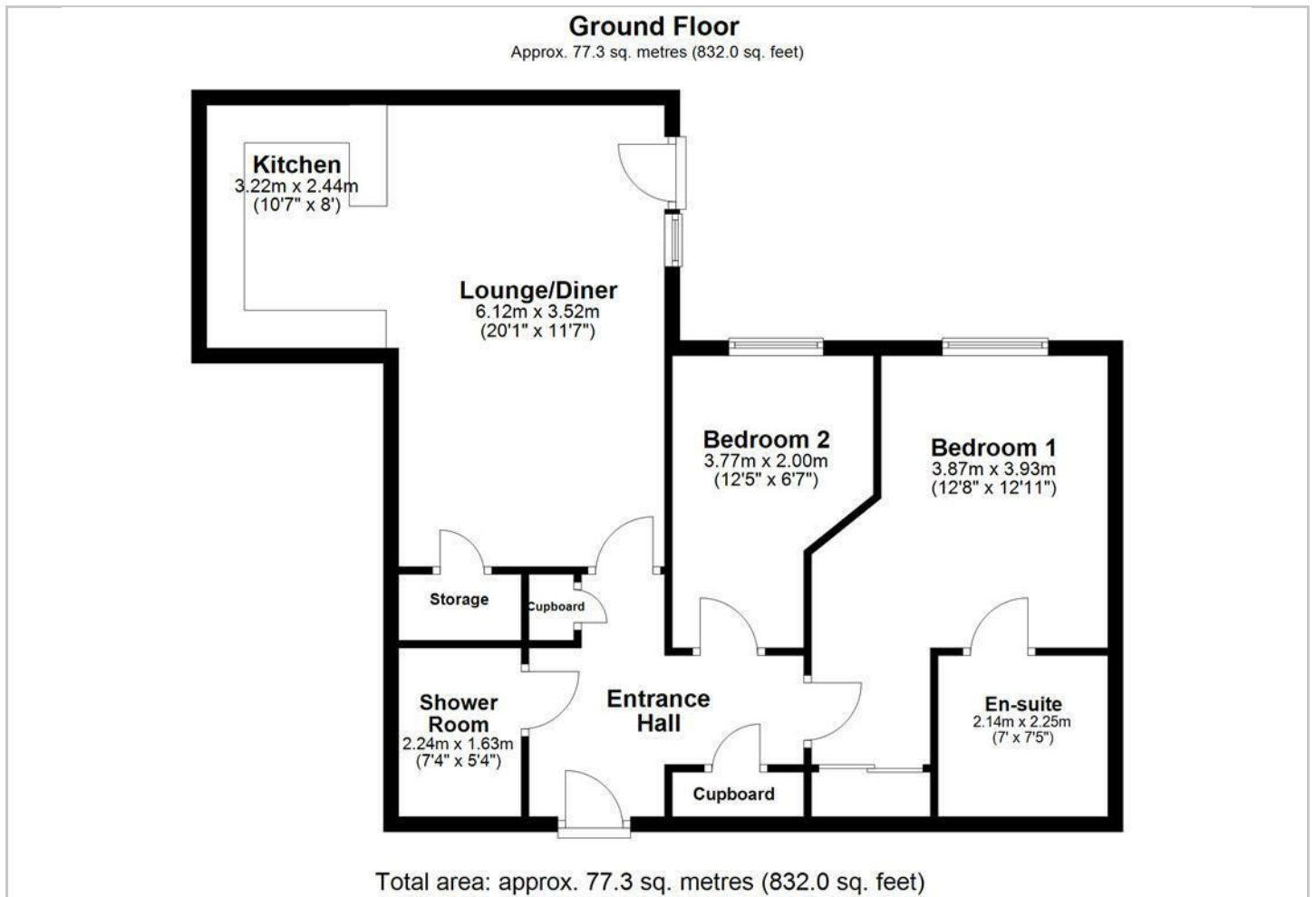
Hybrid Map



Terrain Map



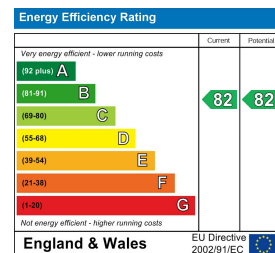
Floor Plan



Viewing

Please contact our Ornela's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.