



The Ilkley Suite

Crescent Court | | Ilkley | LS29 8FA

Asking price £210,000

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Forming part of the imposing Crescent Hotel, situated in the centre of Ilkley this one bedroomed apartment is situated on the first floor and offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a stylish living space. The well presented accommodation briefly comprises a communal entrance with stairs and lift to the first floor, entrance hall, open plan living kitchen, sitting room, separate cloakroom, bedroom with an en-suite shower room. Crescent Court is situated in the centre of Ilkley known for its picturesque surroundings and vibrant community. Residents can enjoy easy access to local amenities, including shops, cafes, and parks, all within a short distance. Parking available.

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

Private Entrance Hall

With a few steps up to the apartment, featuring a generous household cupboard with hanging space and a Velux window.

Open Plan Living Kitchen

Kitchen

18'1 x 12'8 (5.51m x 3.86m)

A spacious kitchen with a wooden framed window to the side, a good range of base and wall units and high gloss effect coordinated worksurfaces and upstands. Integrated appliances include: washing machine, dishwasher, fridge/freezer, oven and four ring induction hob with hood over.

Living Area

18'1 x 12'11 (5.51m x 3.94m)

A bright and well proportioned Living Area with one wooden framed window to the easterly aspect and a further wooden framed window to the side. The room also features carpeted flooring and two wall hung electric heaters.



Offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a stylish living space



Separate W.C.

A handy cloakroom comprising a pedestal wash basin, W.C. with part tiled walls, tiled flooring and an extractor fan.

Bedroom

11'11 x 10'11 (3.63m x 3.33m)

The carpet continues into a nicely sized double bedroom that has a window to the side and leads into:

En-Suite

A well equipped en-suite with part tiled walls and featuring a low profile walk-in rainfall shower with attachment and tile splashbacks, a heated towel rail, pedestal sink and W.C. The bathroom boasts a luxury vinyl tiled floor and an extensive store cupboard with a light, also housing the water tank.

Parking

Parking is available within the courtyard area this would be available under license at a cost of £500.00 per annum.

Tenure

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

Service Charge

We are informed by the clients that the annual service is £1353.60 (29.9.25).

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

Mobile Signal/Coverage

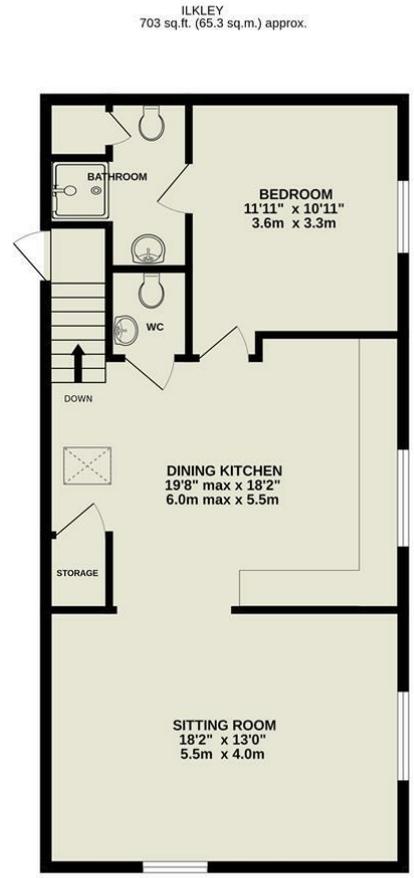
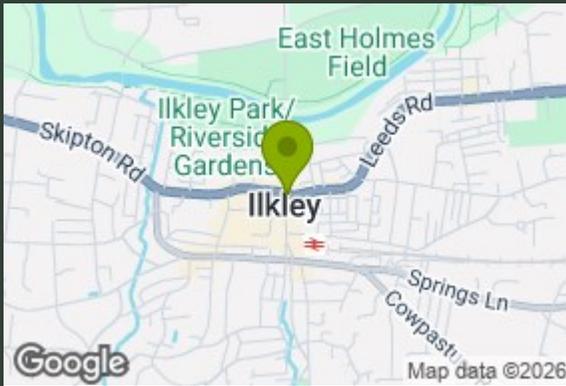
The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Offer Acceptance & AML Regulations

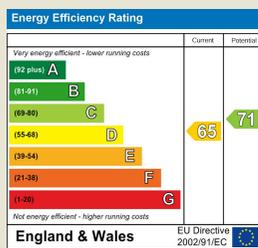
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification 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 FLOOR AREA : 703 sq.ft. (65.3 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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