



The Saltaire Suite

Crescent Court | | Ilkley | LS29 8FA

Asking price £210,000

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Welcome to this charming one-bedroom apartment located in the heart of Ilkley, within the prestigious Crescent Court, which forms part of the historic Crescent Hotel.

Spanning an impressive 700 square feet, this apartment enjoys a Southerly aspect and views towards Ilkley Moor. The accommodation in brief comprising a communal entrance with a lift and stairs to the first floor a private entrance hall, sitting room/dining space, kitchen, cloakroom and large storage cupboard off, bedroom and ensuite shower facilities. Parking available.

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

Private Entrance Hall

12'4 x 3'6 (3.76m x 1.07m)

A spacious private entrance hall with a Videx entry system. Leading into:

Separate W.C.

A handy cloakroom comprising a pedestal wash basin and w.c. and with part tiled walls, tiled floor and an extractor fan.

Open Plan Living Kitchen

Kitchen

11'6 x 9'5 (3.51m x 2.87m)

A light and airy space featuring two double glazed, wooden framed windows to the rear elevation providing views to the moor. Boasting a good range of base and wall units as well as coordinated worksurfaces and upstands. Integrated appliances include: dishwasher, fridge/freezer, oven and 4 ring induction hob with hood over, washer/dryer and a recessed one and a half bowl luxury stainless steel sink.



Spanning an impressive 700 square feet, this apartment enjoys a Southerly aspect and views towards Ilkley Moor.



Living Area

19'4 x 13'8 (5.89m x 4.17m)

A spacious, carpeted living space with three, large wooden framed windows to the southerly aspect and one to the side. Also featuring two wall mounted electric heaters.

Bedroom

14'7 x 10 (4.45m x 3.05m)

A generous double bedroom with carpeted flooring and two large wooden framed windows to the southerly aspect. The room also features two wall hung electric heaters and an alcove with double height hanging space.

En-Suite

10'11 x 4'7 (3.33m x 1.40m)

A smart en-suite with part tiled walls and tiled floor. Well equipped with a walk-in rainfall shower with separate attachment, tiled walls and glass door, pedestal wash basin and w.c. Large heated towel rail.

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 annual ground rent is £1.

Service Charge

We are informed by the clients that the annual service charge is £1304.35 (29.9.25).

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.

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.

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>





SALTAIRE
700 sq.ft. (65.1 sq.m.) approx.

SITTING ROOM
19'4" x 13'9"
5.9m x 4.2m

STORAGE

WC

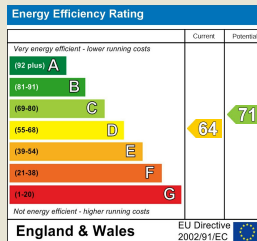
DINING KITCHEN
15'11" x 11'6" max
4.8m x 3.5m max

BATHROOM

BEDROOM
14'8" x 14'4" max
4.5m x 4.4m max

TOTAL FLOOR AREA: 700 sq.ft. (65.1 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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