



Brodrick Drive | Ilkley | LS29 9SP

Asking price £645,000

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# 15 Wells House

Brodrick Drive |

Ilkley | LS29 9SP

Asking price £645,000

A highly impressive luxury second floor apartment with lift access and secure parking, being part of a landmark listed building within parkland grounds on the edge of Ilkley Moor and with amazing valley views.

The property has been refurbished to a particularly high standard throughout and includes a spacious hallway with cloakroom, a sitting room with adjoining dining room, a well equipped breakfast kitchen with integrated appliances, a study and two double bedrooms, each with high quality fitted furniture and en suite facilities.

## GROUND FLOOR

### Large Entrance Vestibule

With entry phone access and housing post boxes for the individual apartments at Wells House. Automatic sliding glass doors lead to:

### Central Atrium

Apartments at Wells House are approached via a magnificent central atrium with a water feature and giving internal access to the secure parking area. Two lifts give access to the upper floors.

## SECOND FLOOR

### Communal Landing

Overlooking the atrium and leading to:

### Private Reception Hall

13'6" x 9'6" (4.11m x 2.90m)

With a moulded ceiling cornice and a cloaks cupboard. There is a sizable store cupboard which houses the hot water cylinder, gas central heating boiler and Baxi air filtration system.

### Cloakroom

With a low suite wc and wash basin. Travertine marble tiling to the floor and walls. Fitted wall mirror and recessed spotlights.



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### **Sitting Room**

20'10" x 14'0" (6.35m x 4.27m)

Approached from the hall via timber double doors. Polished limestone fireplace with a contemporary style log effect gas fire. Moulded ceiling cornice.

### **Adjoining Dining Area**

11'6" x 11'0" (3.51m x 3.35m)

With a moulded ceiling cornice.

### **Breakfast Kitchen**

13'6" x 9'4" (4.11m x 2.84m)

Refurbished to a high standard and incorporating an extensive range of fitted base and wall units with cupboards, drawers and quartz work surfaces with a sink having a Quooker tap. Fitted breakfast bar with further cupboards. Integrated appliances include an induction hob with extractor hood, twin ovens, a washer dryer, fridge, freezer, dishwasher and wine cooler. Moulded ceiling cornice and recessed spotlights.

### **Study**

9'3" x 5'4" (2.82m x 1.63m)

With a fitted work station and extensive cupboards and drawers. Recessed spotlights.

### **Bedroom 1**

14'0" x 12'0" (4.27m x 3.66m)

With an entry vestibule area leading to the bedroom with extensive high quality fitted furniture including wardrobes, drawers and bedside cabinets. Moulded ceiling cornice and recessed spotlights.

### **En Suite Shower Room**

With a large walk in shower, wash basin with cupboards beneath and a low suite wc. Recessed spotlights. Shaver point, chrome heated towel rail and fitted wall mirror. Travertine marble tiling to the floor and walls.

### **Bedroom 2**

14'0" x 11'4" (4.27m x 3.45m)

With an extensive range of high quality fitted furniture including wardrobes, drawers and a window seat. Moulded ceiling cornice and recessed spotlights.

### **En Suite Shower Room**

With a tiled shower cubicle, wash basin with a cupboard beneath and a low suite wc. Chrome heated towel rail and recessed spotlights. Fitted wall mirror.

### **OUTSIDE**

#### **Secure Parking**

There is a large car park beyond electronically operated gates to the side of Wells House. There are two allocated spaces for the occupants of No 15.



## Grounds

Wells House stands within impressive parkland grounds which are maintained as an amenity for the residents. There is a large formal communal garden area to the east side of the property. Immediately opposite is a large woodland garden area with two ponds for the exclusive use of the residents of the 27 apartments within Wells House.

## Tenure

We understand the property is held on the balance of a 999 year lease from 2003. We are advised that the current service charge (2025) is £4,980, payable in equal quarterly instalments. An additional annual contribution is payable in respect of buildings insurance which amounted to £1286.48 for 2025.

## 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

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.

## 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 F.



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Total Area: 132.6 m<sup>2</sup> ... 1427 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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