



7 Emmandjay Court | Valley Drive | Ilkley | LS29 8PF

£250,000

TW | **TRANMER
WHITE**
Trusted Estate Agents

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With a larger floor area than the majority of apartments within Emmandjay Court, this smartly presented two bedroomed example occupies an enviable position within the development, enjoying direct access to the mature communal gardens.

The setting offers the flexibility of completely independent living but equally the opportunity to add in further care or meals if required. Emmandjay Court also provides resident and visitor parking.

- Sizeable Two Double Bedroomed / Two Bathroom Apartment
- Direct Access To Gardens
- Access To Excellent Residents Facilities
- No Onward Chain

With gas central heating, double glazing, secure video entry system and emergency call system, the accommodation comprises:

GROUND FLOOR

Communal Entrance

A secure communal entrance that leads through to the buildings' various residents' facilities, with a lift and staircase to the lower ground floor.

Residents Amenities

Emmandjay court has many amenities for residence to enjoy at their convenience, including a lounge, restaurant, hair and beauty salon and library.

LOWER GROUND FLOOR

Private Entrance Hall

With three useful store cupboards.

Living Room

19'10 x 12'7 (6.05m x 3.84m)

With an intercom linked to the communal entrance, the living room also features two wall light points, a window to the rear and a glazed door providing direct access to a paved seating area and communal gardens beyond. A large opening leads to:



Emmandjay Court offers an excellent balance of independent living and additional care support where required.



Kitchen

12'7 x 7'7 (3.84m x 2.31m)

Comprising a good range of base and wall units with coordinating worksurfaces, tiled splashback and concealed lighting. Integrated appliances include an oven, fridge, freezer, dishwasher, washer/dryer and 4-ring electric hob with hood over.

Bedroom

17'2 x 8'9 (5.23m x 2.67m)

A generous double bedroom including an extensive range of fitted wardrobes and coordinating chest of drawers plus bedside tables. There is also a window to the rear overlooking the gardens.

En Suite Wetroom

8'9 (max) x 8'5 (max) (2.67m (max) x 2.57m (max))

Comprising a walk-in shower, hand wash basin, WC, two mirrored cabinets and a large fitted mirror. The ensuite has fully tiled walls, non-slip flooring and spotlights.

Bedroom

15'9 x 7'6 (4.80m x 2.29m)

A second double bedroom with a window to the rear elevation.

Bathroom

6'7 x 5'7 (2.01m x 1.70m)

Comprising a bath, WC, hand wash basin, mirrored cabinet, spotlights, tiled walls and non-slip flooring.

OUTSIDE

Communal Gardens

Emmandjay Court is set amongst lovely communal grounds that include well-kept lawns, mature shrubs and paved seating areas.

Parking

A resident and visitor car park is located to the front of the building.

Emmandjay Court

Emmandjay Court has dedicated on site staff 24 hours a day to provide emergency response as well as day to day care and support if required. Additional support including cleaning, laundry services and shopping can be provided on a regular basis or as and when required. Shopping and groceries can even be delivered to individual apartments.

Tenure

The property is held on a 125 year lease dated from 1st January 2012.

Service Charge

Service Charge - £419.19 per month from 1st April 2026 (reviewed every year) to include:

- Personal Heating
- Personal Water and Hot Water
- Maintenance and Cleaning of Communal Areas
- External Window Cleaning
- Buildings Insurance and Estate Management
- Heating, Lighting and Water for Communal Areas

Contingency Fund Contribution

A contribution to the Contingency Fund is payable on sale or a transfer of ownership. The Fund covers spending for the repair or renewal of communal areas, roofs lifts, etc. The contribution is 1 % of the 'open market value' at the point of sale/ transfer, for each year or part-year of ownership.

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.

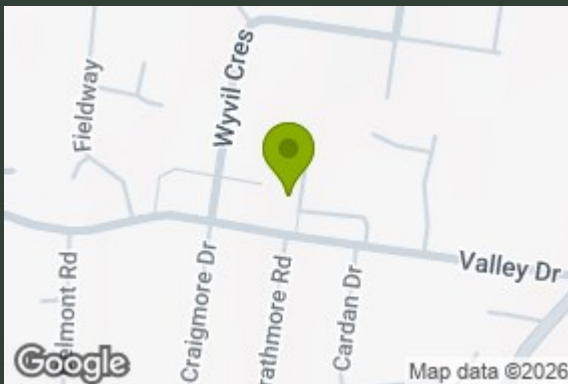
Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link:

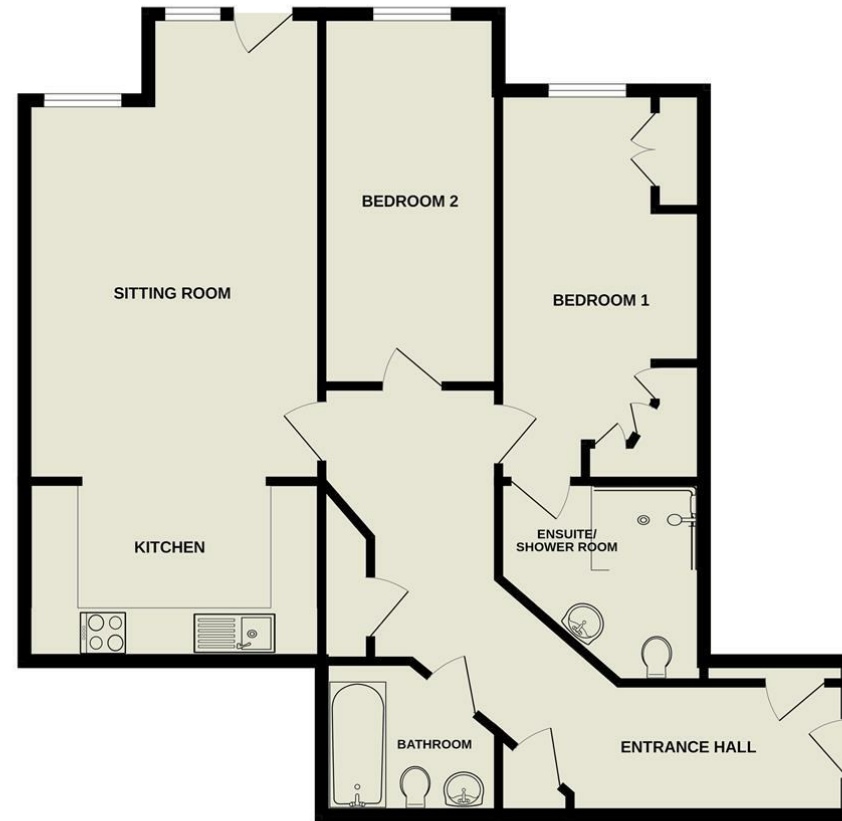
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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



7, EMMANDJAY COURT
892 sq.ft. (82.9 sq.m.) approx.



TOTAL FLOOR AREA: 892 sq.ft. (82.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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