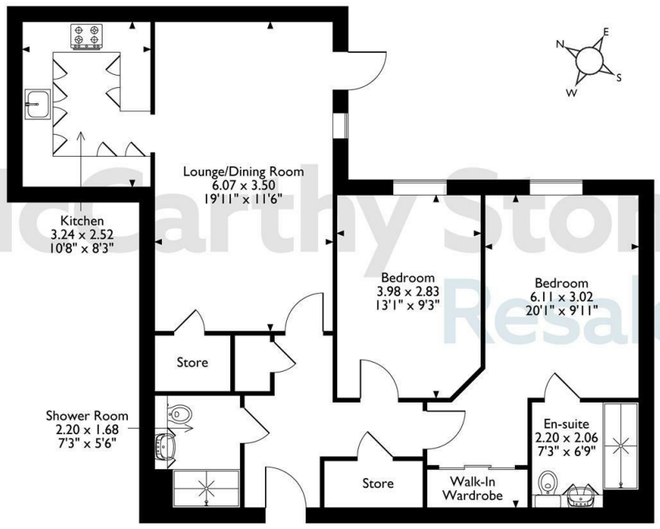
McCarthy Stone
Resales

Summer Manor, Apartment 5, Summer Court, Ilkley
Approximate Gross Internal Area
79 Sq M/850 Sq Ft

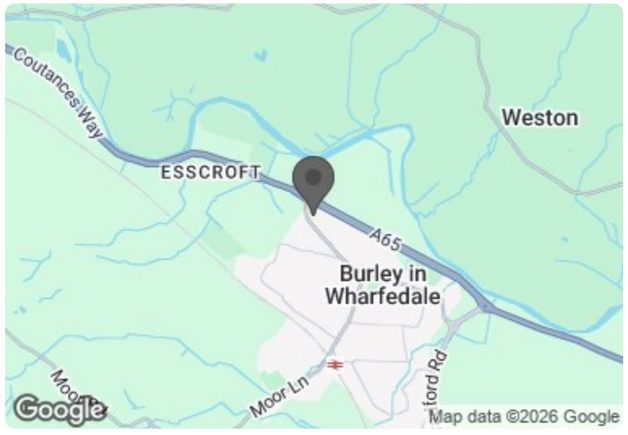


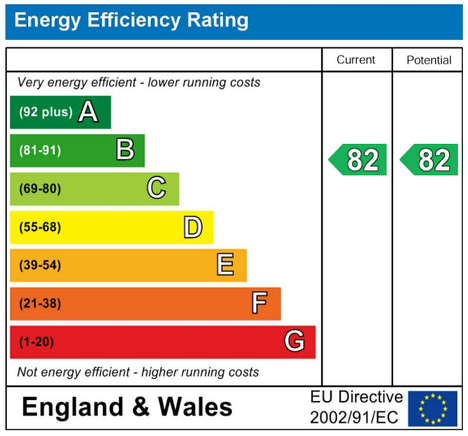
Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8661634/DST.

Council Tax Band: D





This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales.

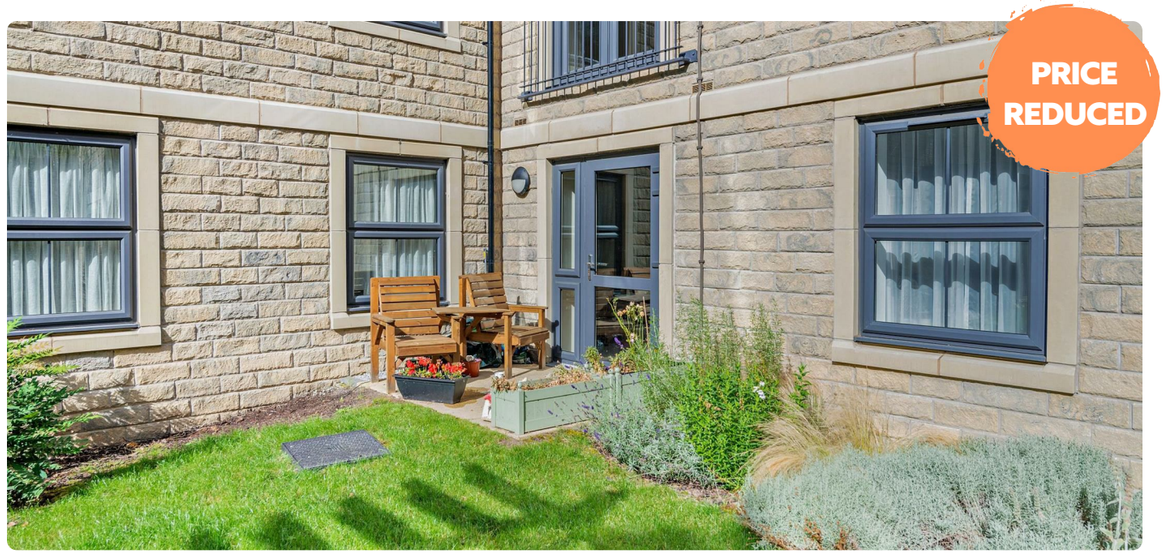
McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ.
Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

5 Summer Manor

Summer Court, Burley In Wharfedale, LS29 7NA







PRICE REDUCTION

Asking price £360,000 Leasehold

Summer Court is designed for those aged over 60. Spanning 8500 sq ft, the property features a welcoming reception room, two comfortable bedrooms, and a well-appointed bathroom. Built in 2023, it offers contemporary living in a tranquil setting, perfect for a relaxed lifestyle.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Summer Court, Burley In Wharfedale

2 Bed | £360,000

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Retirement Living in the Heart of Burley in Wharfe
Our attractive Retirement Living development offers spacious, low-maintenance apartments exclusively for the over 60s, perfectly placed in the centre of Burley in Wharfedale.

On the Main Street you'll find everything you need day-to-day, from independent shops, a butcher and deli, to a chemist, hairdresser, GP surgery, post office, library, and a thriving café culture. Surrounded by stunning countryside and moorland, it's ideal for walking and exploring, yet also offers easy access to Bradford and Leeds.

Each apartment is designed with smart, stylish features to make life easier now and in the future—think easy-turn taps, modern safety and security systems, and energy-efficient design to help keep bills lower. Many homes feature private patios or balconies, with all residents enjoying access to beautifully landscaped gardens and a welcoming communal lounge with Wi-Fi, audio-visual facilities, and regular optional social events.

Other benefits include an on-site manager, hotel-style guest suite for visiting friends and family (plus access to guest suites across our network), available parking, and a pet-friendly policy for well-behaved companions.

Entrance Hall
The front door, fitted with a spy hole, opens into a spacious entrance hall. Here you will find the 24-hour Tunstall emergency response pull cord system, an illuminated light switch, smoke detector, and the apartment's secure door entry system with intercom. A large walk-in storage/airing cupboard is also located off the hall. Doors lead from the hallway to the bedroom, living room, and bathroom.

Lounge
The lounge is filled with natural light, thanks to a patio door opening onto a private patio area with views of the landscaped gardens. Additional features include TV and telephone points, two ceiling lights, fitted carpets, and conveniently raised electric power sockets.

Kitchen
A fully fitted kitchen with tiled flooring features a stainless steel sink with mono block lever tap, built-in oven, ceramic hob with extractor hood, and integrated fridge and freezer. Under-pelmet lighting adds a stylish and practical touch.

Bedroom 1
A bright and inviting bedroom with mirrored fitted wardrobes, ceiling lighting, TV and telephone points, and the benefit of a generously sized en-suite.

Ensuite
A stylish ensuite shower room, fully tiled and fitted with a modern suite comprising a walk-in shower, WC, vanity unit with inset sink and mirror above, and a heated towel rail

Bedroom 2
A bright and welcoming bedroom, ceiling lights, and TV and telephone points.

Shower Room
A stylish, partially tiled shower room featuring a contemporary walk-in shower, WC, and a sleek vanity unit with inset sink and mirror above.

Service Charge
• 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 to the interior and exterior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance

The annual service charge is £4,823.60 for the financial year ending 31/08/2027.

The service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about service charges please contact your Property Consultant or House Manager.

Lease
999 Years from 01/01/2023
No ground rent payable.

Additional Information & Services
• Superfast Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage











