

HUNTERS[®]

HERE TO GET *you* THERE



Railway Road

Ilkley, LS29 8UW

£120,000





AGENT NOTES

The property is leasehold with the balance of a 999 year lease from and including 01 June 2017.
 Annual service charge for 2025: £9277.69 per year paid monthly at £773.14.
 Annual ground rent for 2025: £435 per year paid in two 6 monthly instalments.
 Residents must be over 70 years of age.
 Permission of the landlord is required to keep pets.

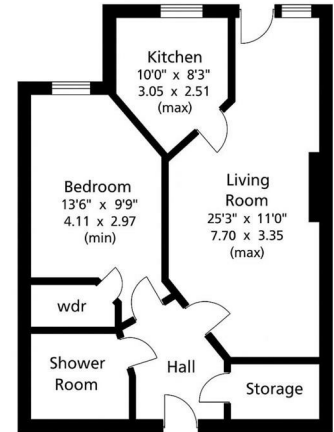
SERVICE CHARGE (BREAKDOWN)

- 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 service charge does not cover external costs such as your Council Tax, electricity or TV.

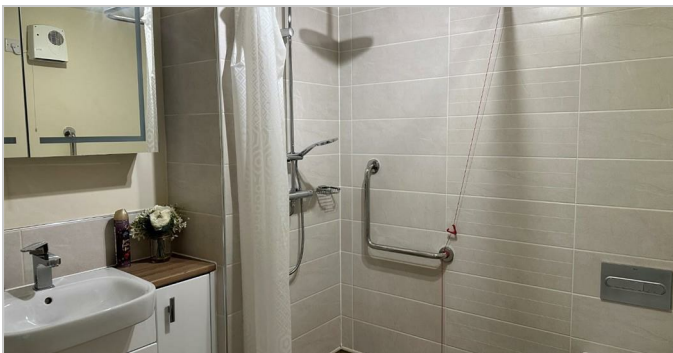
ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(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



A well presented 1 bedroom apartment with views towards Ilkley Moor. The apartment is on the first floor of this exclusive over 70's retirement development and is conveniently located close the town centre with on site bistro style restaurant, laundry facilities and residential lounge. The apartment is approached via a communal entrance hall with lift to the first floor, where the front door to the apartment can be found. The living accommodation briefly comprises: a welcoming entrance hall with a walk in storage cupboard, spacious living/dining room with patio door with Juliet balcony opening to the rear southerly aspect, stylish kitchen with integrated appliances, 1 double bedroom and shower/wet room. Outside the property has use of the communal grounds to include south facing patio area.

Ilkley is a thriving, historical Yorkshire town in the Wharfe Valley offering a wide range of amenities, boutique shops, everyday stores, traditional pubs, wine bars and restaurants to suit all tastes, as well as excellent social facilities to include the playhouse, lido pools, rugby, cricket and golf clubs. The town also benefits from well-regarded schools for all ages including Ilkley Grammar School. In addition, the stunning scenery of the Wharfe Valley provides opportunity for countryside walks. Likewise for the commuter, the town is ideal – there are regular train services to both Leeds and Bradford and for those travelling further afield, Leeds/Bradford International Airport is just over 11 miles away.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.