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Carr Croft Court Parish Ghyll Road, Ilkley, LS29 9NE
Offers in excess of £220,000

Occupying a peaceful position within the highly regarded Carr Croft Court development, this well-proportioned two-bedroom apartment offers approximately 689 sq ft of comfortable accommodation and enjoys the benefit of a private carport. Situated just a short distance from Ilkley town centre and the picturesque Moor, the property presents an excellent opportunity for downsizers, professionals or those seeking a low-maintenance home in a prime location.

The accommodation comprises a generous living room with a pleasant bay window, a spacious dining kitchen with ample room for a breakfast table, two bedrooms including a particularly good-sized principal bedroom, and a modern shower room. A useful storage cupboard and separate boiler cupboard provide additional practicality.

Externally, the property benefits from a covered carport providing off-road parking and is set within attractive communal grounds. Ilkley's excellent amenities, railway station and a wealth of countryside walks are all within easy reach.

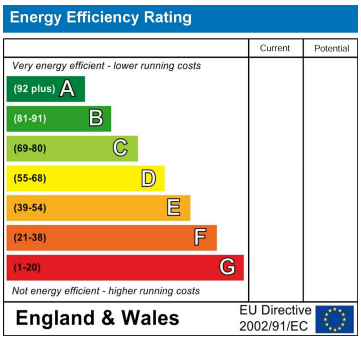
Disclaimer

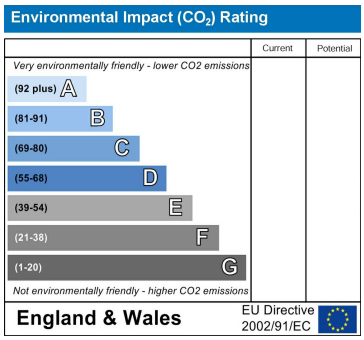
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Leasehold Information

950 years remaining on the lease
Ground rent: £20 per annum
Maintenance charge: £2288 per annum

This information is provided by the vendor and should be verified during the conveyancing process.





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