

Sefton Drive | Ilkley | LS29 8SH

Asking price £210,000

TRANMER WHITE
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20 Sefton Drive |
Ilkley | LS29 8SH
Asking price £210,000

Situated at the head of a peaceful and secluded cul de sac yet just a brief stroll from Ilkley town centre and train station, this impressive apartment provides ample three bedroomed accommodation and includes a garage as well as access to well-maintained lawned communal gardens.

- Central Ilkley, Three Bedrooms
- Garage
- 5 Minute Walk To The Train Station
- Secluded Yet Central Cul De Sac Location
- Newly Installed Double Glazing and Heating
- Share of Freehold

With electric heating, the accommodation comprises:

Ground Floor

Communal Entrance
A secure communal entrance shared between only four apartments.

First Floor

Private Entrance Hall
Including a sizeable cloaks cupboard and useful additional store cupboard.

Cloakroom
With a hand wash basin and w.c.







Sefton Drive is a purpose-built development positioned within a cul de sac that provides a sense of privacy, whilst still being within a brief stroll of the town centre and train station.











Sitting Room

17'2 x 14'1 (5.23m x 4.29m)

A light and airy sitting room enjoying a dual aspect that provides a pleasant outlook across the lawned communal gardens.

Kitchen

11'8 x 6'11 (3.56m x 2.11m)

Comprising a good range of base and wall units with coordinating worksurfaces and concealed lighting. Integrated appliances include an oven plus grill, four ring electric hob with hood over, dishwasher, fridge, freezer and plumbing for washing machine.

Bedroom

11'10 x 10'8 (3.61m x 3.25m)

A double bedroom featuring fitted wardrobes with dressing table and chest of drawers.

Bedroom

8'10 x 8'7 (2.69m x 2.62m)

A second double bedroom including a range of recessed wardrobes.

Bedroom

8'10 x 6'4 (2.69m x 1.93m)

A single bedroom enjoying a Westerly aspect.

Bathroom

6'6 x 5'6 (1.98m x 1.68m)

Comprising a bath with shower over, hand wash basin within vanity unit, w.c, heated towel rail and fitted cabinets.

Outside

Garage

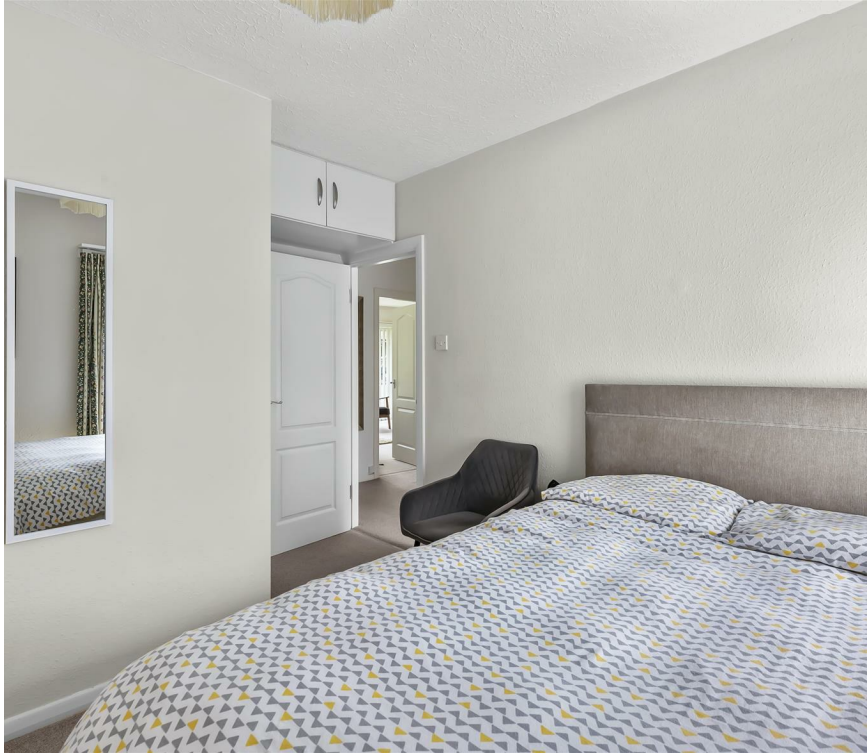
16'0 x 8'0 (4.88m x 2.44m)

Accessed via an up and over door.

Communal Gardens

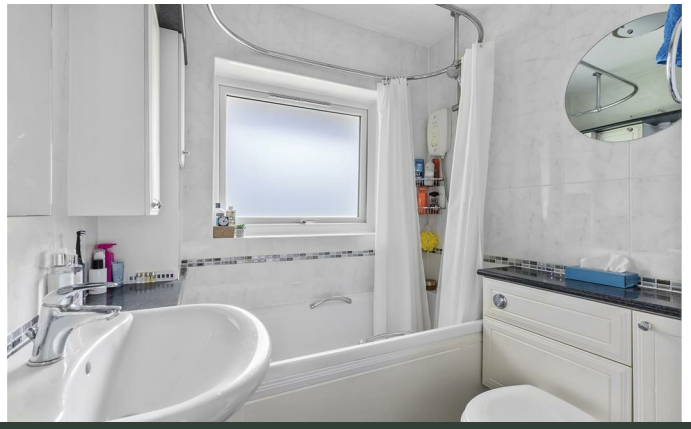
Sefton Drive is set amongst well-maintained lawned communal gardens.











Tenure
The property is held on a 999 year lease dated from September 1984.

Service Charge
The annual service charge amounts to £1500.00.

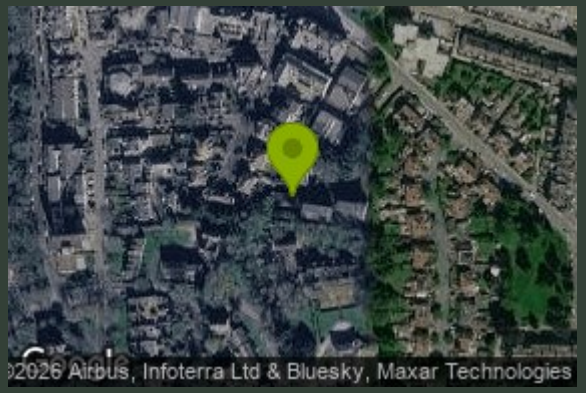
Please Note
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no 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.



Few properties at this price point provide three bedrooms and an abundance of living space.





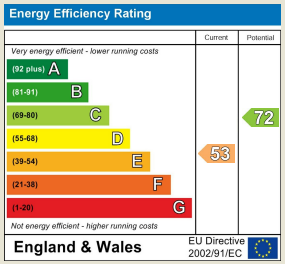


20 SEFTON DRIVE
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 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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