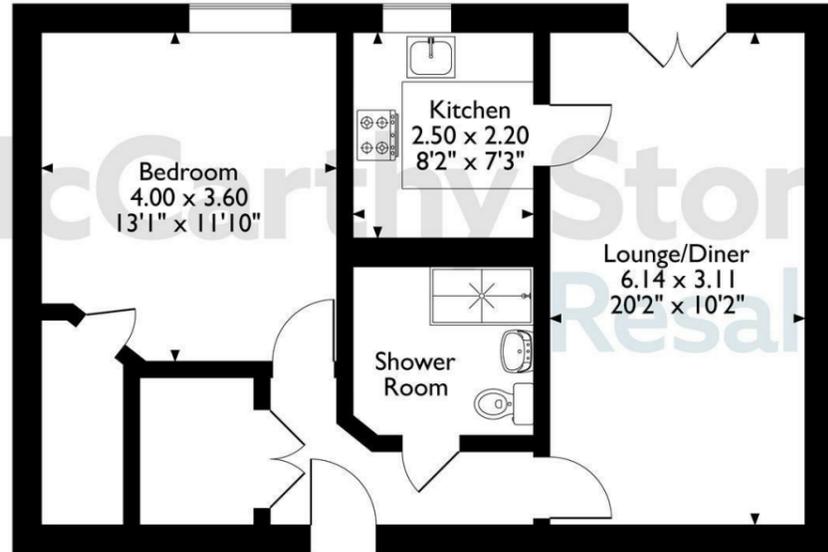
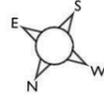


40 Priestley Court, Railway Road, Ilkley
Approximate Gross Internal Area
56 Sq M/603 Sq Ft



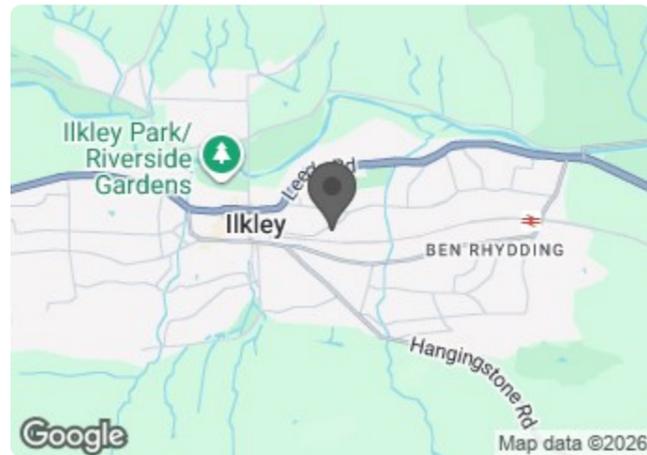
The position & size of doors, windows, appliances and other features are approximate only.
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40 Priestley Court

Railway Road, Ilkley, LS29 8UU



Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		90	90
(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		



Asking price £235,000 Leasehold

NO ONWARD CHAIN & VACANT POSSESSION. A WELL POSITIONED ONE BEDROOM THIRD FLOOR APARTMENT enjoying attractive southerly views over the landscaped gardens towards Ilkley Moor, set within an exclusive MCCARTHY STONE OVER 60s DEVELOPMENT. Ideally located close to ILKLEY TOWN CENTRE, LOCAL SHOPS, AMENITIES and ILKLEY RAIL STATION, with easy access to the YORKSHIRE DALES.

Call us on 0345 556 4104 to find out more.

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Railway Road, Ilkley

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.
- 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.

Summary

Exclusive to the over 60s, Priestley Court is a modern development of luxury Retirement Living apartments in Ilkley. This stunning town centre development offers 44 one and two bedroom apartments exclusive to people aged 60 and over. At Priestley Court you can enjoy your own privately-owned apartment carefully designed to create a safe and secure environment which is free from the worry of exterior maintenance. Whether you enjoy peace and quiet in your own apartment or like the companionship of others, this Retirement development is the right choice for you.

Local area

Located in the highly desirable spa town of Ilkley, this development enjoys easy access to a wide range of shops, cafés, restaurants and amenities within the

historic town centre, as well as the beautiful surroundings of the Yorkshire Dales. Set on the south bank of the River Wharfe, Ilkley offers an ideal setting for a peaceful and active retirement.

Ilkley Railway Station is approximately 350 yards away, with the town centre, Tesco Superstore, medical facilities and Coronation Hospital all close by. Bus stops are conveniently located directly outside the development.

Entrance Hallway

Front door with spy hole opens into a spacious entrance hall featuring the 24-hour Tunstall emergency response pull cord system. The hallway includes a walk-in storage/airing cupboard housing a washer dryer, illuminated light switches, smoke detector and a secure door entry intercom system. Doors lead to the living room, bedroom and shower room.

Lounge

A spacious living room benefiting from a southerly facing Juliet balcony enjoying views over the landscaped gardens towards the railway line and the Cow and Calf Rocks. The room offers ample space for both living and dining furniture. TV and telephone points, two ceiling light fittings, fitted carpet and raised electric power sockets. A partially glazed door leads through to the kitchen.

Kitchen

A stylish fitted kitchen comprising a range of modern gloss finished wall and base units with drawers and roll-edge work surfaces. Stainless steel sink with mono-lever tap, drainer and splashback. UPVC double glazed window. Integrated appliances include a built-in oven with slide and hide door, microwave, ceramic hob with extractor hood, fridge and freezer, together with under-pelmet lighting.

1 bed | £235,000

Bedroom

Spacious double bedroom . Ceiling light, TV phone point, fitted carpets and raised electric sockets. door leading to a walk in wardrobe housing shelving and hanging rails. Southerly aspect window overlooking landscaped gardens.

Shower Room

Tiled and fitted with modern suite comprising of a walk in shower, low level WC, vanity unit with sink and mirror above and heater, Chrome heated towel rail.

Service charge (breakdown)

- House Manager
- Cleaning of all communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Apartment window Cleaning (outside only)
- 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
- Intruder alarm system

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

Annual Service Charge: £2,749.73 for financial year ending 30th Jun 2026

Leasehold information

Lease: 999 years from 1st June 2017

Ground rent: £425 per annum

Ground rent review: 1st June 2032

Managed by: McCarthy and Stone Management Services

It is a condition of purchase that all residents must meet the age requirements of 60 years.

Additional Information & Services

- Superfast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

