



The Howarth Suite

Crescent Court | | Ilkley | LS29 8FA

Asking price £215,000

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Welcome to this charming one-bedroom apartment located within the prestigious Crescent Court. This delightful residence offers a modern living experience while being part of an impressive building in the heart of Ilkley town centre. The apartment features a well-proportioned reception, dining kitchen, separate cloakroom and large storage cupboard, bedroom with en-suite shower facilities.

- Central Ilkley location
- Bedroom with ensuite shower facilities
- Forming part of the Crescent hotel
- Short stroll to the train station
- Perfect lock up and leave
- Balance of a 999 year lease remaining.

Living Area

14'08 x 11'11 (4.47m x 3.63m)

With a few steps down into the cosy and inviting living area, this room features carpeted flooring, two plug in wall hung heaters, and a wooden framed window to the side, allowing for plenty of natural light. The living area leads through to:

Dining Kitchen

13'9 x 12'5 (4.19m x 3.78m)

Boasting a good range of base and wall units with coordinated work surfaces and upstand, one and a half bowl stainless steel sink and drainer, two wall hung plug in heaters, and a wooden framed window to the side elevation. All integrated appliances are AEG branded, and include fridge/freezer, oven, washer/dryer and a 4 ring induction hob with hood over. The area also houses two spacious storage cupboards, one with ample space for coats and boots, and one housing the water tank with built in airing shelves.

Separate W.C.

A handy cloakroom with part tiled walls, tiled flooring and an extractor fan. Comprises: pedestal hand wash basin and W.C.



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Bedroom

12'10 x 11'1 (3.91m x 3.38m)

Carpeted flooring continues into the master bedroom which is a nice sized double. Featuring a wooden framed window to the side and a plug in wall hung heater, the room also leads into:

En-Suite

9 x 5'7 (2.74m x 1.70m)

A generously sized en-suite with feature tiled floor and part tiled walls. Well equipped with a walk-in rainfall shower with attachment, glass door and tiled splashbacks, pedestal wash basin, W.C., heated towel rail and an extractor fan. A privacy window to the side elevation allows for the passage of plenty of natural light.

Tenure

We understand the tenure is leasehold with the balance of a 999 year lease and a ground round rent of £1 per annum.

Service Charge

We are advised by our clients that the service charge is £1306.08 per annum (29.9.25).

Ilkley

Voted The Sunday Times Best Place to Live in the UK 2022, Ilkley is renowned for its top schools, interesting independent shops and restaurants, its spectacular scenery and convenient rail links. Sports clubs offer excellent opportunities for young people and an energetic community spirit is at the heart of the town's high repute. Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley offers stunning natural beauty whilst still being a convenient base for the Leeds/Bradford/London commuter.

Council Tax

City of Bradford Metropolitan District Council Tax Band B.

Please Note

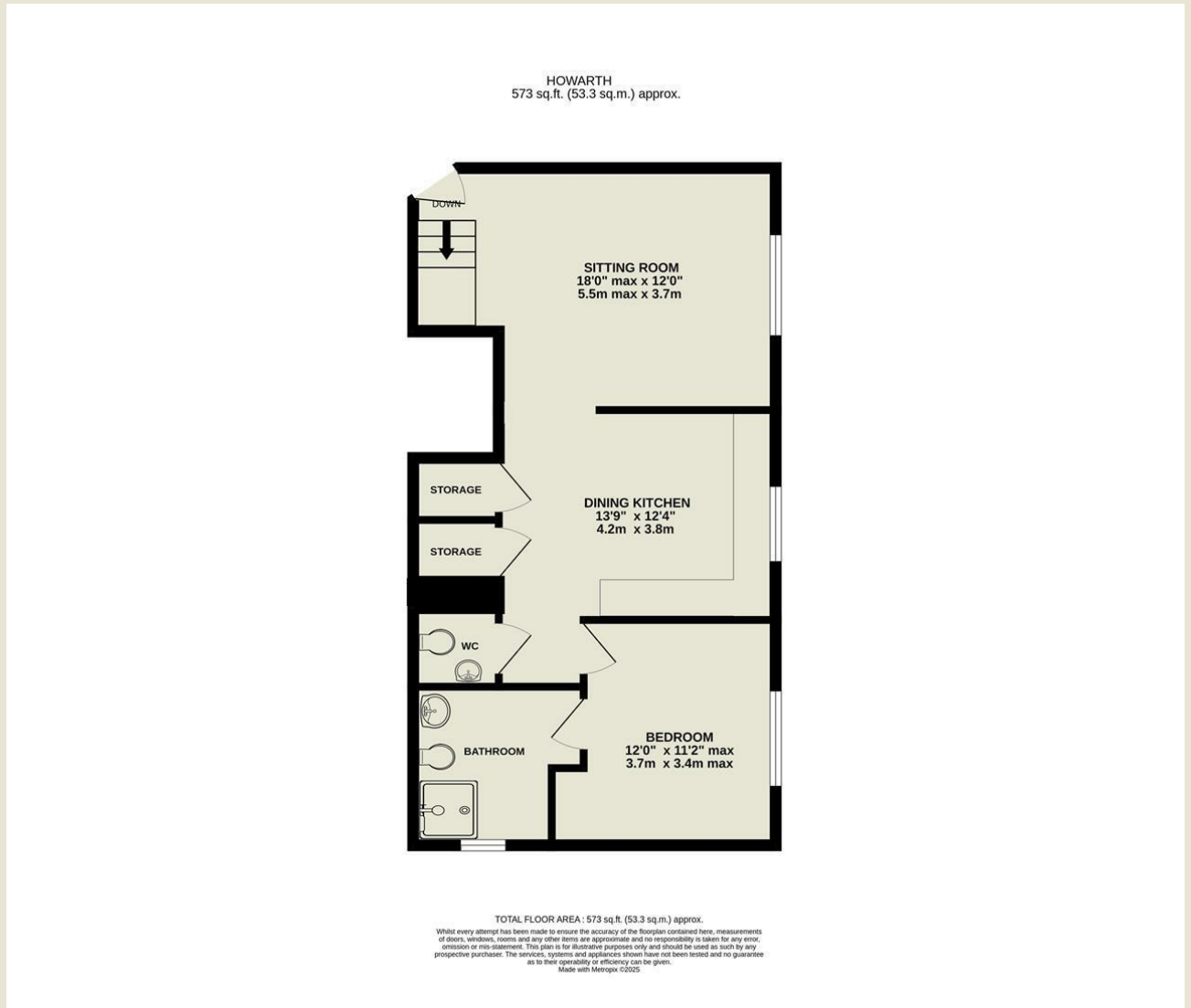
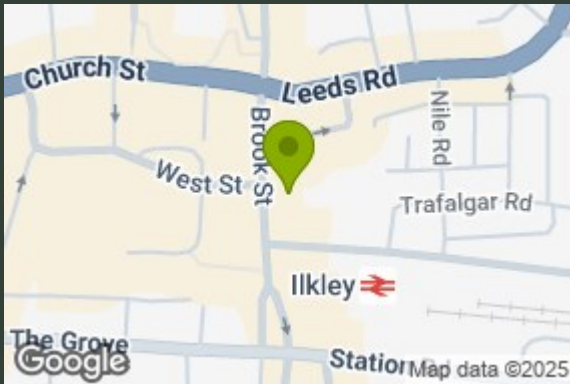
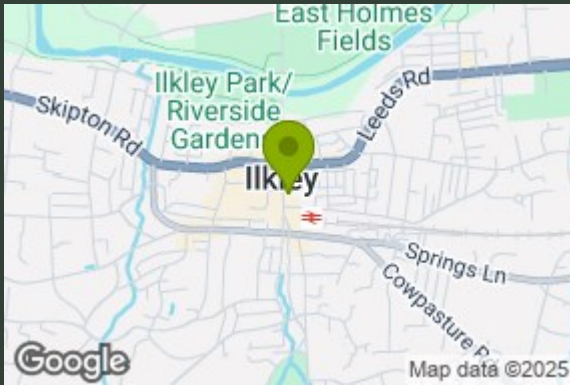
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.

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>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	72	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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