



Wells Promenade | Ilkley | LS29 9JT
£119,950

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WHITE
Trusted Estate Agents

9 Guardian Court, Wells Promenade | Ilkley | LS29 9JT

A beautifully presented and ready-to-move-into second-floor, purpose-built retirement apartment for the over 60s. The property occupies an enviable and highly convenient central Ilkley position, enjoying delightful open views.

Residents benefit from on-site facilities including a 24-hour emergency careline system, an inviting residents' lounge, a communal laundry room, and parking available by arrangement with the managing agent.

The well-planned and thoughtfully arranged accommodation briefly comprises a secure communal entrance hall with lift and staircase access to the upper floors, a private entrance hall, a bright and spacious sitting room with ample space for dining furniture, a well-appointed and fully fitted kitchen, a generous double bedroom, and a modern walk-in shower room.

- Retirement living central Ilkley
- Smart and ready to move in accommodation
- Lovely Views
- Residents Lounge
- 24 Hour Careline
- One Double bedroom
- Covered parking available
- Laundry facilities

GROUND FLOOR

Communal Entrance

With entryphone access, lift and staircase access to the upper floors.

Residents Lounge

For the shared use of residents of Guardian Court and with kitchen and toilet facilities adjacent.

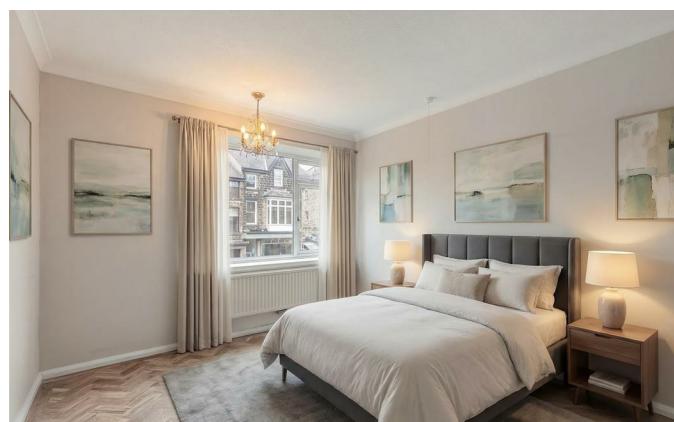
Private Entrance Hall

With a smart LVT herringbone style flooring and useful cloaks cupboard.

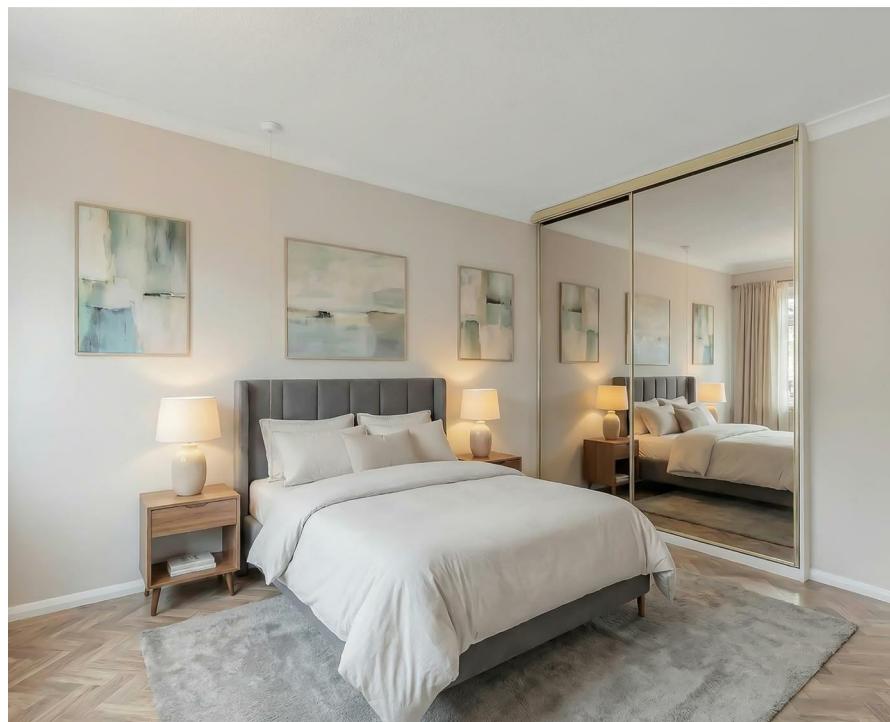
Sitting Room

19'07 x 14'03 max (5.97m x 4.34m max)

With a continuation of the LVT flooring and a window to the rear elevation.



A smartly presented one bedrooomed apartment situated on the second floor of this purpose built retirement apartment.



Kitchen

9'10 x 6'08 (3.00m x 2.03m)

A range of matt finish wall and base cabinetry by Arcade Kitchens, with coordinating composite worktops and upstands, and a recessed sink unit with mixer tap over. A range of integrated appliances to include an eye-level NEFF oven, induction hob, dishwasher, freezer and fridge. A window to the rear elevation. A continuation of the LVT flooring.

Double Bedroom

10'08 x 9'11 (3.25m x 3.02m)

With a window to the rear elevation, fitted mirrored sliding wardrobes and further built in storage cupboards. A continuation of the LVT flooring.

Shower room

6'06 x 5'06 (1.98m x 1.68m)

Providing a walk in shower, vanity sink unit, WC and a heated towel rail. Tiling to the walls areas and non slip floor covering.

OUTSIDE

Communal Grounds

Guardian Court stands within shared grounds which are maintained as an amenity for the residents.

Parking

Resident parking in the under croft garage may be available via arrangement with the freeholder, Anchor Housing.

Service Charges

We are informed by the clients that the current annual service charge is £4640.52 (17.26). We hold a copy of the latest accounts on file.

Tenure

Leasehold with 63 years remaining.

Council Tax

City of Bradford Metropolitan District Council Tax Band To be confirmed.

Please Note

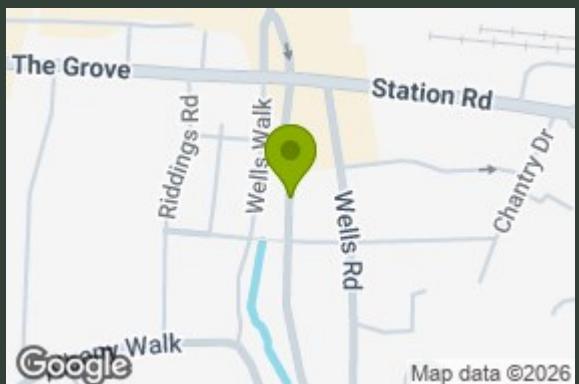
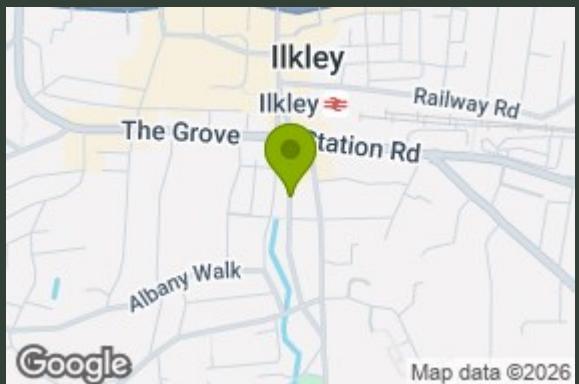
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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

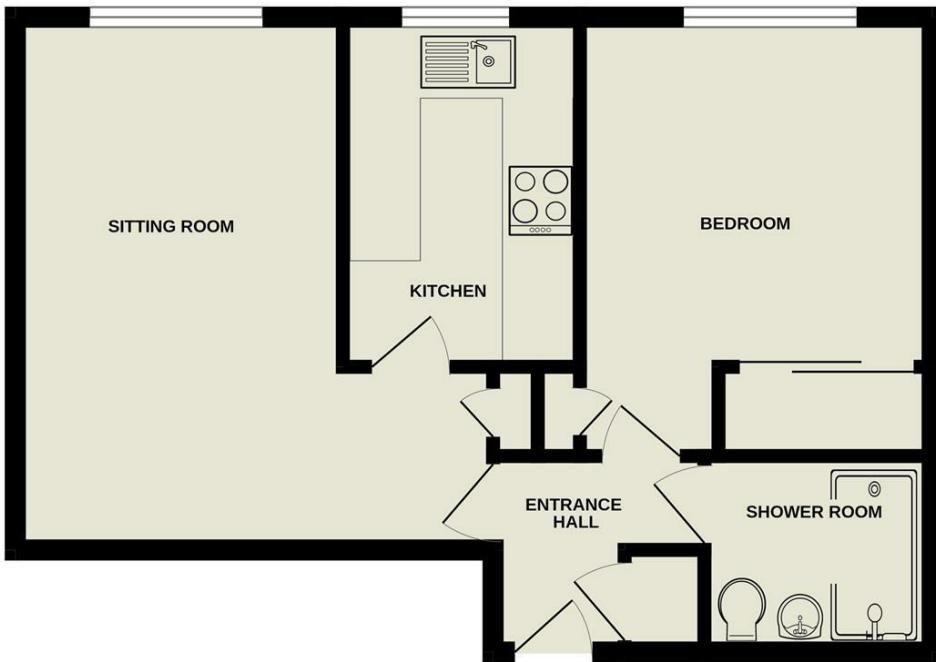
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject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

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.



9 GUARDIAN COURT
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 417 sq.ft. (38.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(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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