



Wells Promenade | | Ilkley | LS29 9JT

Asking price £115,000

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

With a particularly convenient position in the centre of Ilkley, this beautifully presented and ready-to-move-into second-floor, purpose-built retirement apartment for the over 60s occupies an enviable and highly convenient central location, 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.

- A particularly convenient retirement apartment in the centre of Ilkley
- Smart and ready to move in accommodation
- Lovely Views
- Residents Lounge
- No onward chain
- 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.

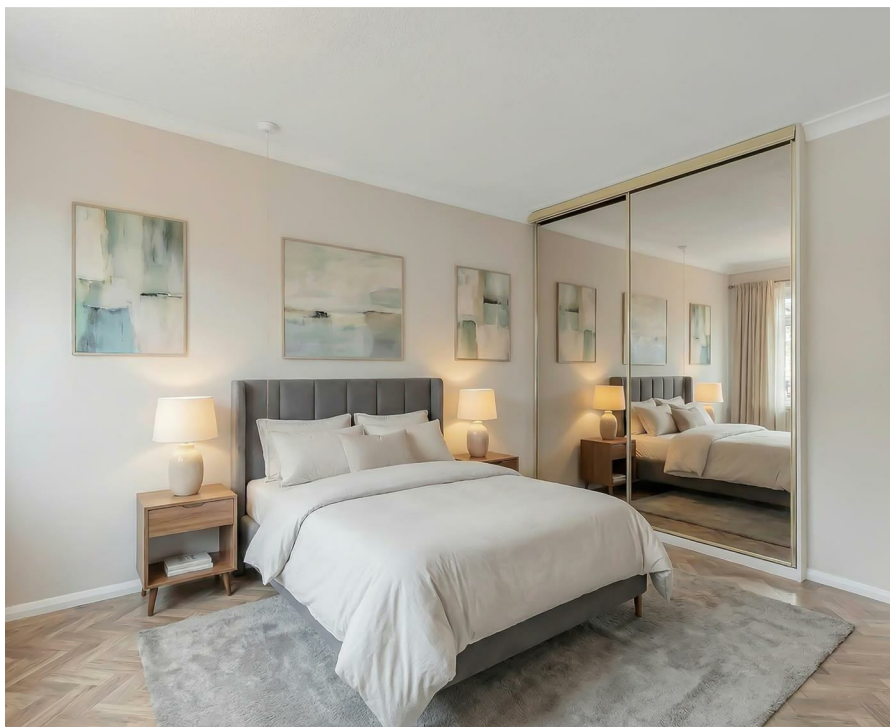
### Kitchen

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.



A smartly presented one bed roomed apartment situated on the second floor of this purpose built retirement apartment. With no onward chain.



### 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 (17.2.26). We hold a copy of the latest accounts on file. The Freeholders, Anchor housing association, charge an additional service charge on the ultimate re sale of the building which equates to 1% for each year of ownership.

#### 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.

#### Ilkley

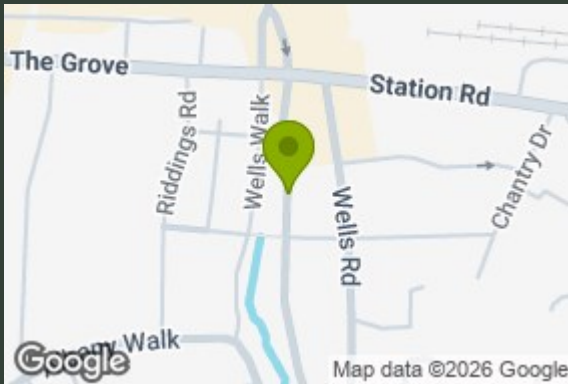
Voted The Sunday Times Best Place to Live in the UK 2022, Ilkley is renowned for its top schools, interesting independent shops and restaurants, its spectacular scenery and convenient rail links. Sports clubs offer excellent opportunities for young people and an energetic community spirit is at the heart 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.

#### Offer Acceptance & AML Regulations

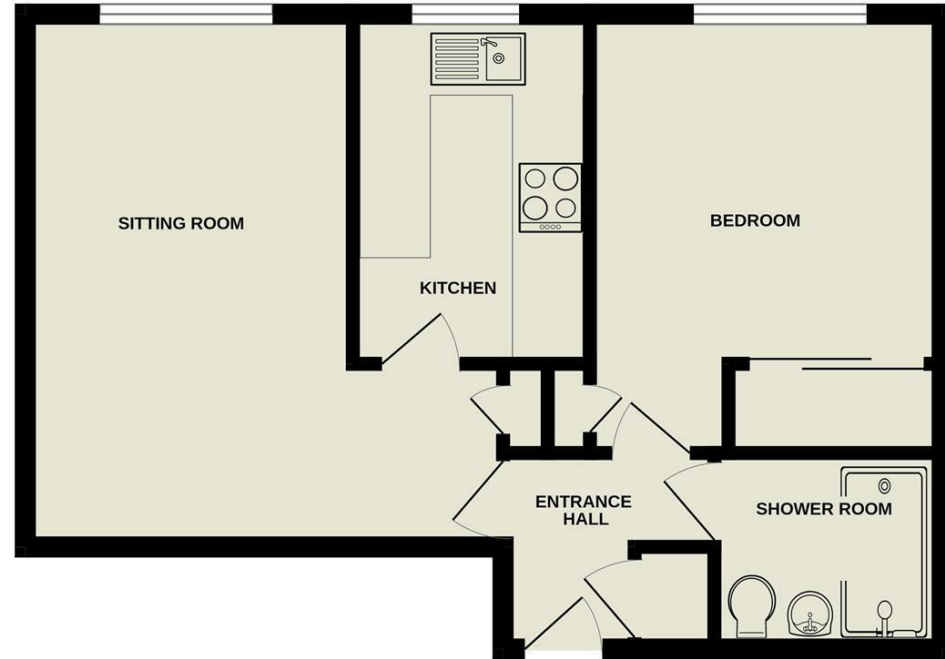
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification 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.



**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			
(12 plus) A			
(91-91) B		82	82
(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	

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