



Carnegie Court | 17 Springs Lane | Ilkley | LS29 8SN

Asking price £140,000

**TW** | **TRANMER  
WHITE**  
Trusted Estate Agents

35 Carnegie Court | 17 Springs

Lane

Ilkley | LS29 8SN

Asking price £140,000

Forming part of a well-regarded, purpose built development for the over 60's, this immaculately presented one bedroomed apartment has been newly carpeted and decorated, meaning it is a true 'turn key' home enjoying a lovely Westerly aspect.

Enjoying a pleasant outlook over the lawned communal gardens, this inviting apartment enjoys a highly convenient location being positioned opposite Springs Lane Medical Centre and within a short, level walk of Ilkley town centre.

- Newly Carpeted & Decorated
- Far Reaching Views & Westerly Aspect
- Lift Access
- Use of Excellent Communal Facilities
- Resident's Parking
- Convenient Central Location

With electric heating, the accommodation comprises:

#### Ground Floor

##### Communal Entrance

The development includes two secure communal entrances, one on the lower ground floor (to the rear) and one to the upper ground floor (to the front). Lift and stairs to the upper floors.

##### Communal Facilities

Residents of Carnegie Court benefit from access to communal facilities such as a residents lounge, guest suite for visiting friends and family and a laundry.

#### First Floor

##### Entrance Hall

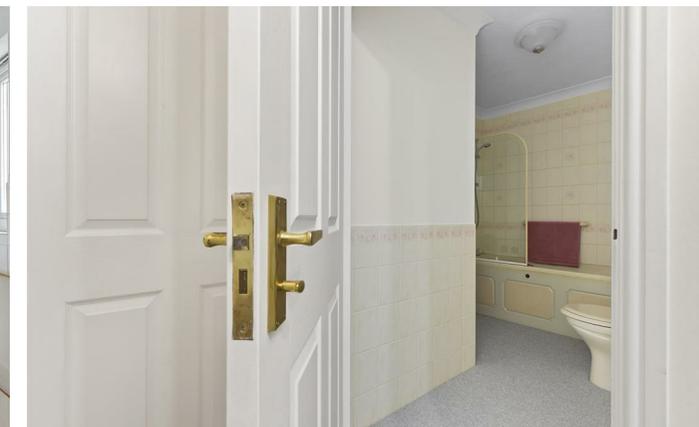
21'4 x 3'2 (6.50m x 0.97m)

An inviting entrance hall, including a sizeable store cupboard that houses the water cylinder.

##### Living and Dining Area

20'7 x 13'11 (6.27m x 4.24m)

With plenty of natural light thanks to a Westerly aspect, the living area includes a feature fireplace with marble surround and hearth. The dining area provides ample space for a table and chairs. Glazed double doors lead to:



Carnegie Court is a well-regarded, purpose built development conveniently positioned within a brief, level walk of the town centre.



### **Kitchen**

8'8 x 7'8 (2.64m x 2.34m)

Comprising a range of base and wall units with coordinating worksurfaces and tiled splashback. Appliances include an oven, four ring electric hob with hood over, space for fridge and space for freezer. The kitchen also provides a beautiful outlook towards Middleton.

### **Bedroom**

15'4 x 8'9 (4.67m x 2.67m)

An ample double bedroomed featuring a recessed wardrobe with folding mirror doors. A window offers a Westerly aspect and an outlook over the well-kept communal gardens.

### **Bathroom**

9'9 x 6'11 (2.97m x 2.11m)

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

### **Outside**

#### **Communal Gardens**

Carnegie Court includes smartly-maintained, principally lawned gardens that are positioned to the rear of the development.

#### **Parking**

A residents car park is located to the side and rear of the development.

#### **Tenure**

We are informed the property is held on a 125 year lease dated from 1st July 1999. The annual ground rent amounts to £679.58, payable in two installments of £339.79.

#### **Service Charge**

The annual service charge amounts to £3218.06, payable in two installments of £1609.03.

#### **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.

#### **Council Tax**

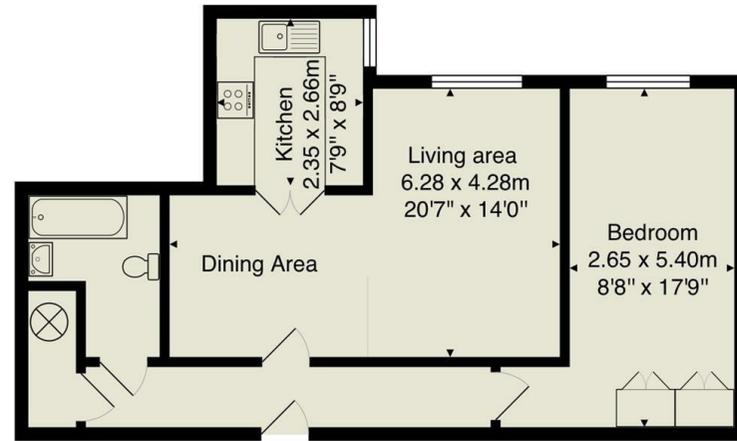
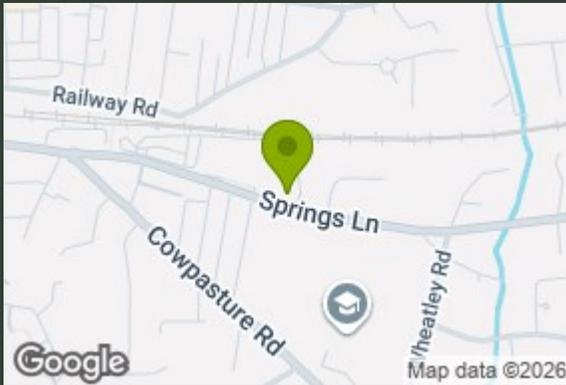
City of Bradford Metropolitan District Council Tax Band C.

#### **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>

#### **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.



Total Area: 58.8 m<sup>2</sup> ... 633 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B		84	86
(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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