



Parish Ghyll Road | Ilkley | LS29 9NE

Asking price £280,000

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# 6 Carr Croft Court

Parish Ghyll Road |  
Ilkley | LS29 9NE  
Asking price £280,000

A superb two bedrooomed apartment forming part of an exclusive, purpose-built development situated just a few steps from The Grove.

Located on the first floor and enjoying a beautiful outlook over mature gardens, this attractive home includes a covered off-street parking space and a useful private store room.

- Beautiful Outlook
- Private Store Room
- EPC Rating C
- Covered off-Street Parking Space
- Two Bedrooms

With gas central heating, the accommodation comprises:

## Ground Floor

### Communal Entrance

A secure communal entrance with stairs leading to the upper and lower floors.

## First Floor

### Private Entrance Hall

An inviting 'L' shaped entrance hall including a recessed store cupboard and a telecom linked to the communal entrance.

### Sitting Room

18'8 x 11'5 (5.69m x 3.48m)

A generous sitting room featuring a ceiling rose as well as a striking outlook across mature gardens and towards The Grove.

### Dining Kitchen

13'10 x 11'5 (4.22m x 3.48m)

Comprising a good range of base and wall units with coordinating work surfaces and concealed lighting plus a cupboard housing the boiler. Appliances include an oven, four ring gas hob with hood over, fridge/freezer, plumbing for dishwasher and plumbing for washing machine.

### Bedroom

12'1 x 10'9 (3.68m x 3.28m)

An ample double bedroom featuring a range of wardrobes with sliding mirrored doors. A window to the front elevation provides an outlook towards The Grove.



Accessed via a secure communal entrance, a small flight of stairs leads to the private entrance door while a further small flight of stairs lead down to the covered parking space.



## Bedroom

8'8 x 8'2 (2.64m x 2.49m)

Providing a lovely Southerly aspect.

## Shower Room

8'11 x 6'1 (2.72m x 1.85m)

Smartly presented and comprising a walk-in shower with sliding glass door, hand wash basin within vanity unit, w.c and a heated towel rail.

## Outside

### Parking

A covered parking space is located below the apartment and can be accessed on foot via the communal entrance.

### Store Room

11'8 x 8'8 (3.56m x 2.64m)

A substantial store room positioned to the rear of the parking space, with light, power and water.

### Tenure

The property is held on a 999 year lease from 1977 at an annual ground rent of £20.00. The freehold is owned by a management company which in turn is owned by the leaseholders at Carr Croft Court.

### Service Charge

The current service charge (2024) is £2,100 per annum.

### 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.

### Mobile Signal/Coverage

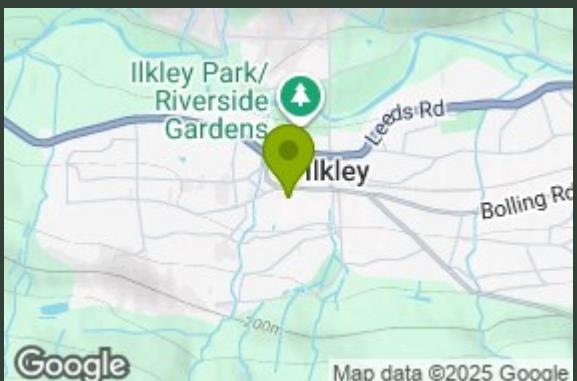
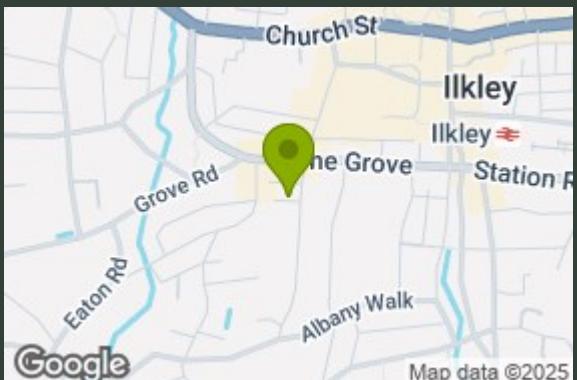
The mobile signal/coverage in this area can be verified via the following link:  
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Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from 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.

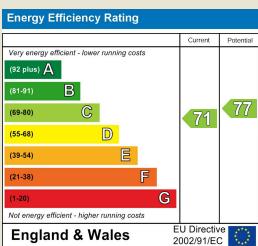
### Ilkley

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.



Total Area: 87.5 m<sup>2</sup> ... 942 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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