



## Flat 1

Tivoli Place | Ilkley | LS29 8SU

Asking price £129,950

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# Flat 1

15 Tivoli Place |  
Ilkley | LS29 8SU  
Asking price £129,950

An easily managed ground floor apartment offering elegantly proportioned accommodation and occupying a particularly convenient town centre setting. The property has gas central heating and double glazing and includes a hall, sitting room with kitchen area, a double bedroom, vestibule and bathroom. There are far reaching views up Wharfedale to the rear.

- Centrally Located Ground Floor Apartment
- Large Double Bedroom
- Bathroom
- Short Stroll To Train Station
- Council Tax Band A
- Elegant Sitting Room With Kitchen Area
- Vestibule With Washer Plumbing
- Far Reaching Views To Rear
- Newly Installed Fire Alarm
- EPC Rating C

## GROUND FLOOR

### Communal Hallway

With a mosaic floor and leading to:

### Private Hall

### Sitting Room

16'10" x 14'0" (5.13m x 4.27m)

With a large elegant splayed bay window to the front elevation. Moulded ceiling cornice.

### Kitchen Area

The sitting room includes a well equipped kitchen area comprising a stainless steel sink unit with mixer tap and fitted cupboards with heat resistant work surfaces with a tiled surround. Electric oven and hob.



An easily managed ground floor apartment offering elegantly proportioned accommodation and occupying a particularly convenient town centre setting.



## Bedroom

14'0" x 12'0" (4.27m x 3.66m)

With a window to the rear elevation enjoying far reaching views up the valley. Moulded ceiling cornice and picture rail.

## Inner Vestibule

With plumbing for an automatic washer.

## Bathroom

With a white suite comprising a panelled bath with a shower over, pedestal wash basin and a low suite wc. Heated towel rail.

## Agency / Estate Agents Act 1979

Tranmer White are acting as sub-agent for John Shaw FRICS. John Shaw is one of the co-owners of the property and the husband of the other co-owner Gillian Charnley. John Shaw is also the Freeholder of 15 Tivoli Place.

## 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 A

## 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: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

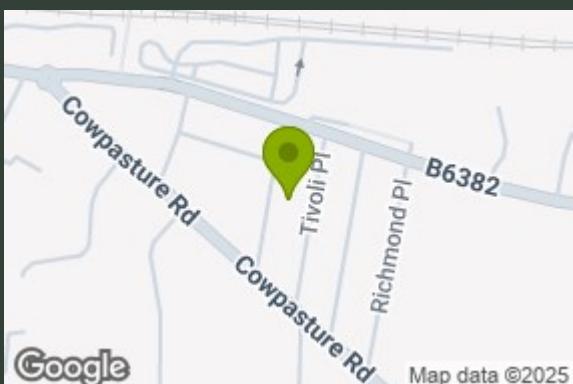
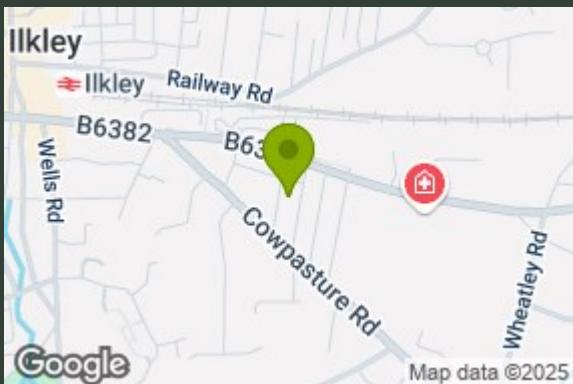
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject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

## Tenure

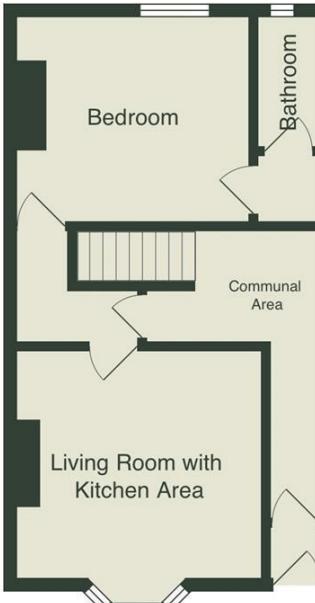
The property is held on the balance of a 150 year lease from 1 June 2011. The owners of Flat 1 are responsible for 25% of the upkeep and insurance of the building. A regular service charge is not collected. Comprehensive service charge accounts for recent years are available from John Shaw FRICS on request.

## Fire Safety

Following a recent Fire Risk Assessment of the building a new fire alarm system was installed in early 2025.



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 (92 plus) A		
(81-91) B		
(70-80) C		
(55-69) D	69	79
(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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