



# The Ilkley Suite

Crescent Court | | Ilkley | LS29 8FA

£225,000

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# The Ilkley Suite

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Ilkley | LS29 8FA  
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Forming part of the imposing Crescent Hotel, situated in the centre of Ilkley this one bedroomed apartment is situated on the first floor and offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a stylish living space. The well presented accommodation briefly comprises a communal entrance with stairs and lift to the first floor, entrance hall, open plan living kitchen, sitting room, separate cloakroom, bedroom with an en-suite shower room. Crescent Court is situated in the centre of Ilkley known for its picturesque surroundings and vibrant community. Residents can enjoy easy access to local amenities, including shops, cafes, and parks, all within a short distance.

- Stylish apartment living
- Open plan living space
- Bedroom with ensuite shower room
- Town centre location
- Balance of a 999 year lease

## Private Entrance Hall

With a few steps up to the apartment, featuring a generous household cupboard with hanging space and a Velux window.

## Open Plan Living Kitchen

### Kitchen

18'1 x 12'8 (5.51m x 3.86m)

A spacious kitchen with a wooden framed window to the side, a good range of base and wall units and high gloss effect coordinated worksurfaces and upstands. Integrated appliances include: washing machine, dishwasher, fridge/freezer, oven and four ring induction hob with hood over.

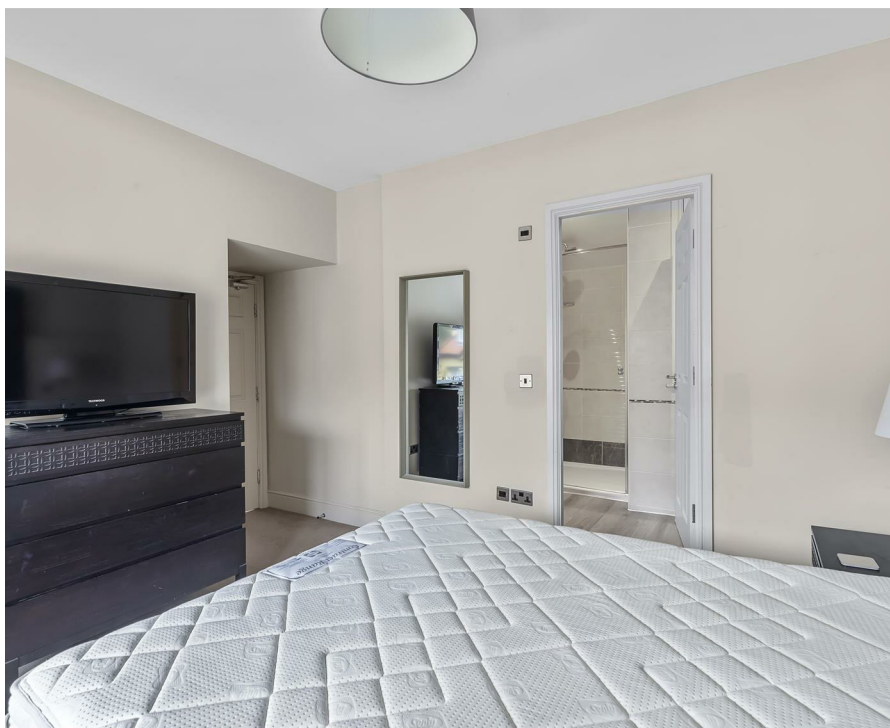
### Living Area

18'1 x 12'11 (5.51m x 3.94m)

A bright and well proportioned Living Area with one wooden framed window to the easterly aspect and a further wooden framed window to the side. The room also features carpeted flooring and two wall hung electric heaters.



Offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a stylish living space



### Separate W.C.

A handy cloakroom comprising a pedestal wash basin, W.C. with part tiled walls, tiled flooring and an extractor fan.

### Bedroom

11'11 x 10'11 (3.63m x 3.33m)

The carpet continues into a nicely sized double bedroom that has a window to the side and leads into:

### En-Suite

A well equipped en-suite with part tiled walls and featuring a low profile walk-in rainfall shower with attachment and tile splashbacks, a heated towel rail, pedestal sink and W.C. The bathroom boasts a luxury vinyl tiled floor and an extensive store cupboard with a light, also housing the water tank.

### Tenure

We understand the tenure is Leasehold with the balance of a 999 year lease and the ground rent is £1 per annum.

### Service Charge

We are informed by the clients that the annual service is £1353.60 (29.9.25).

### 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 B

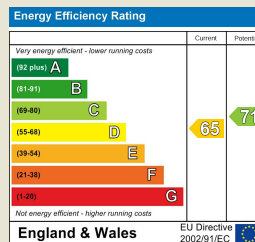
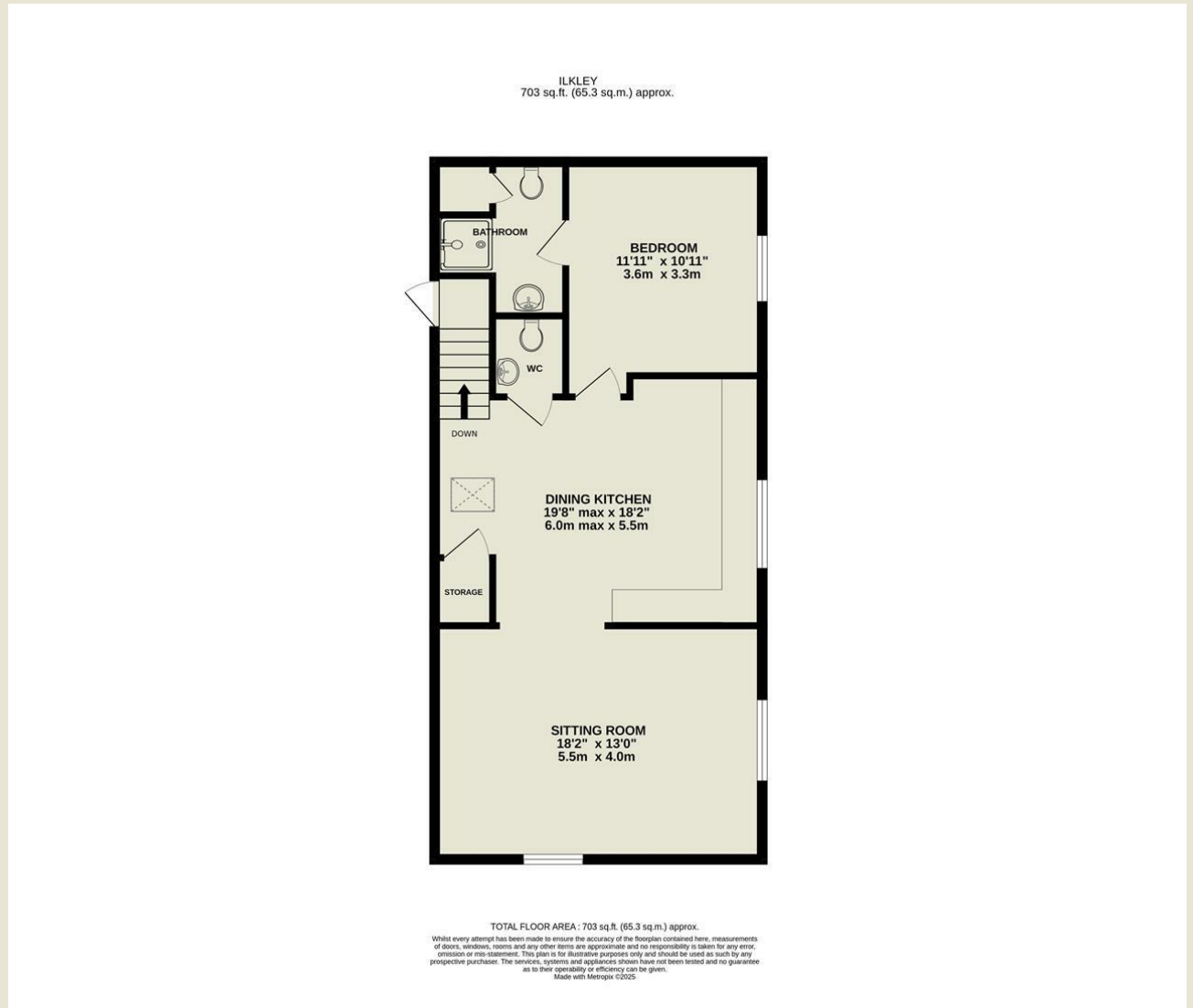
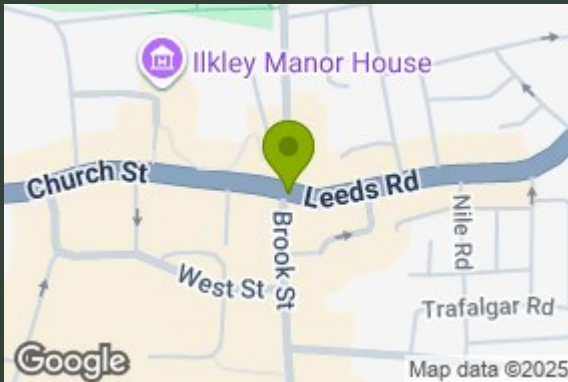
### MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

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.

### 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>





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