



Listers Court, Cunliffe Road | | Ilkley | LS29 9DZ

Asking price £265,000

**TW** TRANMER  
WHITE  
Trusted Estate Agents

23 Listers Court, Cunliffe Road |  
Ilkley | LS29 9DZ  
Asking price £265,000

A very smartly presented retirement apartment offering tastefully modernised accommodation, and enjoying a prime west facing first floor location with open views over the bowling green towards the moors. The accommodation includes a welcoming hallway, a sitting room, a fitted and well equipped kitchen, two bedrooms and a shower room. Occupants of Listers Court have use of a residents lounge, laundry facilities and maintained grounds.

- Centrally Located First Floor Retirement Apartment
- West Facing Outlook Over the Bowling Green
- Modernised To A High Standard
- Lift Access
- Generous Sitting Room
- Well Equipped Kitchen
- Two Bedrooms
- Modern Shower Room
- Communal Grounds & Car Parking
- EPC Rating 'B' / Council Tax Band 'E'

#### GROUND FLOOR

##### Communal Reception Hall

Giving access to the residents lounge and providing lift and staircase access to the upper floors.

#### FIRST FLOOR

##### Reception Hall

11'3" x 5'10" (3.43m x 1.78m)

With a panelled entrance door, moulded ceiling cornice, cylinder cupboard and a store cupboard.

##### Sitting Room & Dining Area

21'0" x 11'6" (6.40m x 3.51m)

With a window having a lovely westerly outlook over a bowling green. Moulded ceiling cornice. Archway to:

##### Kitchen

11'6" x 7'10" (3.51m x 2.39m)

With a stainless steel sink unit, an extensive range of fitted base and wall units with cupboards, drawers, coordinating work surfaces and a tiled surround. Electric oven, microwave and an electric hob having a filter hood over. Fitted fridge and freezer.

##### Bedroom 1

16'4" x 9'0" (4.98m x 2.74m)

With fitted wardrobes and moulded ceiling cornice. Open views to the west.



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#### Bedroom 2

14'2" x 6'4" (4.32m x 1.93m)

With moulded ceiling cornice. Views over the bowling green.

#### Shower Room

With a tiled shower cubicle, wash basin vanity unit and a low suite wc. Part tiled walls and an extractor fan.

#### COMMUNAL FACILITIES

Residents at Listers Court benefit from various communal facilities including a residents lounge, communal washing and drying facilities, a monitored integrated emergency call system and the services of a building manager.

#### OUTSIDE

##### Parking

There is a large car park for Listers Court residents on the south side of the building.

##### Age Restriction

Residents at Listers Court must be 55 years of age or older.

##### Tenure

Leasehold for a term of 189 years from 30 June 1990. The freehold is owned by Listers Court Management Company Ltd which is owned by the leaseholders at Listers Court. We are advised that a ground rent is not presently collected.

##### 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.

##### Please Note

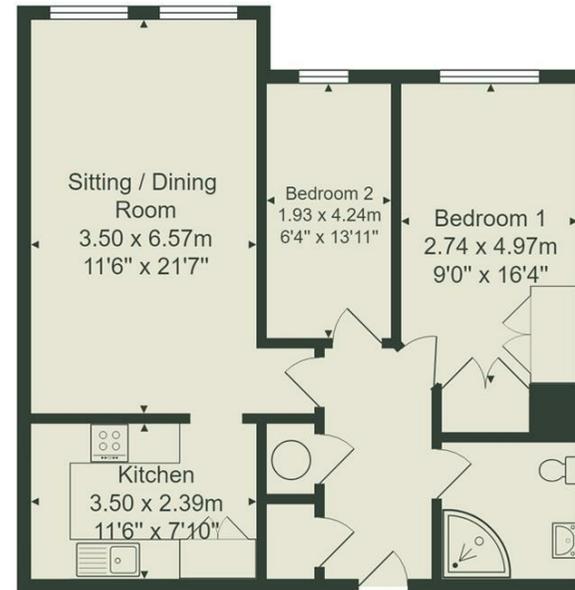
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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 E.

##### 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: 68.2 m<sup>2</sup> ... 734 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		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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