



Chantry Court | Chantry Drive | Ilkley | LS29 9HU

£285,000

TW | **TRANMER
WHITE**
Trusted Estate Agents

Flat 3

Chantry Court | Chantry Drive |
Ilkley | LS29 9HU

£285,000

A two-bedroom apartment occupying an excellent position in Ilkley, conveniently located for the town centre and railway station. The property, which is in need of some updating, benefits from an allocated off-street parking space, communal rear gardens and a generously sized sitting room with a balcony enjoying attractive views towards Middleton.

- Spacious 2 Bedroomed Apartment
- Allocated Off-Street Parking
- West Facing Balcony
- Communal Garden
- In Need Of Some Updating
- Convenient Central Location

With gas central heating, the accommodation comprises:

GROUND FLOOR

Communal Entrance Hall

With entrance via a glazed door, the hall has a useful understairs cupboard and stairs leading to:

FIRST FLOOR

Entrance Hall

17'11 x 3'11 (5.46m x 1.19m)

With a large airing cupboard.

Kitchen

9'10 x 7'10 (3.00m x 2.39m)

Comprising a range of wall and base units with coordinating worksurfaces, stainless steel sink and drainer, tiling to the splash areas and a breakfast bar. The kitchen also has an oven, provision for an electric hob with hood over, and plumbing for a washing machine. There is also a window to the front elevation providing natural light and wood-effect laminate flooring.

Sitting Room

20'07 x 12'09 (max) (6.27m x 3.89m (max))

This bright, spacious sitting room benefits from a window to the front elevation and sliding glass doors that lead out to the balcony, enclosed by iron railings and providing attractive views towards Middleton. Ample space for a dining table. The room is further complemented by an electric fire set upon a granite hearth with a wood surround.

Bedroom

12'09 x 10'01 (3.89m x 3.07m)

A well-proportioned double bedroom featuring a full wall of recessed fitted wardrobes, incorporating a combination of hanging space, shelving and useful cupboard storage. Additionally, a rear-facing window provides a pleasant outlook over the communal gardens.



With a private balcony offering attractive views across Ilkley towards Middleton.



Bedroom

8'03 x 9'09 (2.51m x 2.97m)

Another double bedroom, with a extensive range of recessed fitted wardrobes and a window to the rear elevation.

Study/Dressing Room

9'0 x 5'07 (2.74m x 1.70m)

With a window to the side, wall cupboards and a fitted desk.

Bathroom

7'11 x 6'10 (2.41m x 2.08m)

Comprising a bath with shower over, WC and sink vanity unit, together with an extractor fan and heated towel rail. Fully tiled walls and wood-effect laminate flooring complete the room.

OUTSIDE

Parking

To the front of the property is a large tarmacadam drive providing one allocated parking place for Flat 3.

Front Garden

The front of the property features a gravelled and paved area, complemented by well-stocked flower beds and discreetly concealed bin storage.

Rear Garden

With gated access via the side of the building, there is a communal principally lawned garden, enclosed by mature flower beds and shrubs.

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.

Offer Acceptance & AML Regulations

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.

Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.

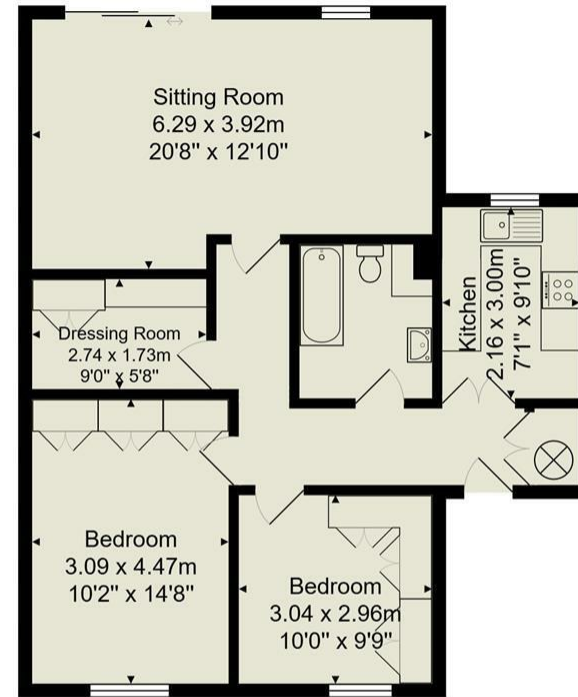
Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link:

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

Tenure

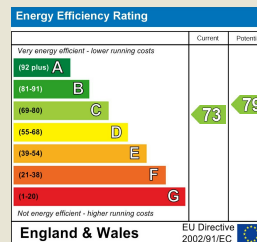
We are advised that the property is held on the balance of a 999 year lease from 19 August 2021. The freehold is owned by the management company which in turn is owned in equal shares by the four apartment owners at Chantry Court. We understand that the service charge, which is reviewed annually is currently set at £1405 per annum.



Total Area: 75.8 m² ... 816 ft²

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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