



Ferndale Court | Parish Ghyll Drive | Ilkley | LS29 9ND

Asking price £229,950

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Ferndale Court | Parish Ghyll Drive  
Ilkley | LS29 9ND  
Asking price £229,950

An attractive purpose built second floor apartment forming part of a much admired development, close to Ilkley town centre in an elevated setting with spectacular views over Wharfedale. The property includes a welcoming hallway, a sitting room with a balcony and adjoining dining area, a fitted kitchen, two double bedrooms and a bathroom. There is an allocated undercover parking space.

- Purpose built second floor apartment
- Amazing Views Over Wharfedale
- Sitting Room With Balcony
- 2 Double Bedrooms & Bathroom
- Council Tax Band C
- Lift Access
- Short Walk To Town Centre
- Fitted Kitchen
- Covered Parking Space & Store Room
- EPC Rating D

#### GROUND FLOOR

##### Communal Reception Hall

A spacious entrance area with lift and staircase access to the upper floors.

#### SECOND FLOOR

##### Private Reception Hall

With a cloaks/store cupboard. Recessed spotlights. Electric wall mounted heater.

##### Sitting Room

16'4" x 13'5" (4.98m x 4.09m)

With a glazed door opening onto a balcony with superb long distance views over the valley. Night storage heater.

##### Adjoining Dining Area

7'6" x 6'0" (2.29m x 1.83m)

With a serving hatch from the kitchen.





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### Breakfast Kitchen

11'0" x 9'6" (3.35m x 2.90m)

With a stainless steel sink unit with a mixer tap and a range of fitted base and wall units incorporating cupboards, drawers, with coordinating work surfaces and tiled surround. Glass fronted china cabinet. Breakfast bar. Electric oven and hob with a filter hood over, fitted fridge and freezer.

### Bedroom 1

16'3" x 10'10" (4.95m x 3.30m)

With a moulded ceiling cornice and fitted wardrobes. Views over the valley. Night storage heater.

### Bedroom 2

11'9" x 9'6" (3.58m x 2.90m)

With two recessed cupboards and a night storage heater.

### Bathroom

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

### OUTSIDE

#### Parking

There is an undercover parking space allocated to No 12a.

#### Store Room

There is a small lock up store room allocated to No 12a at ground floor level.

### Communal Gardens

Ferndale Court stands within communal grounds which are maintained as an amenity for the residents.

### Tenure

We are advised that the property is held on the balance of a 999 year lease dating from 1970. We understand that the freehold is owned by Ferndale Court Ilkley Management Company Ltd which in turn is owned by the 18 individual leaseholders at Ferndale Court.

### Service Charge

We are advised that the service charge for 2025 is £200.00 per calendar month.

### Council Tax

City of Bradford Metropolitan District Council Tax Band C

### 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>

### Please Note

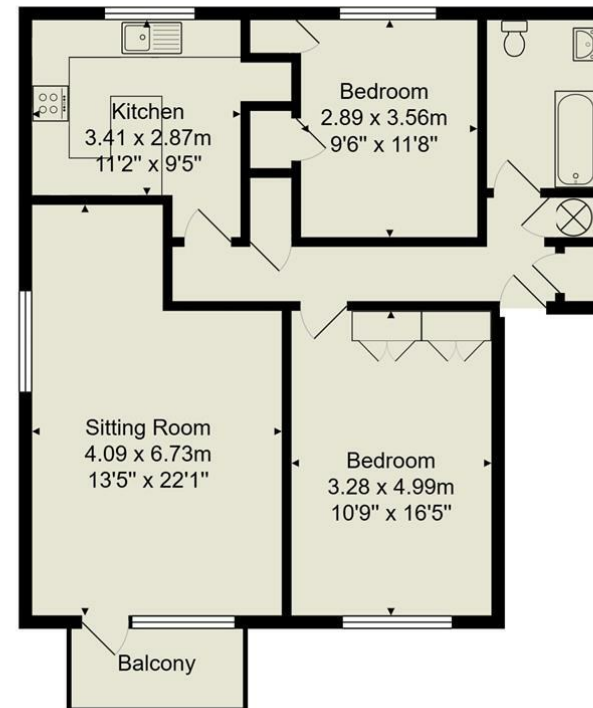
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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

### 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.

### Ilkley

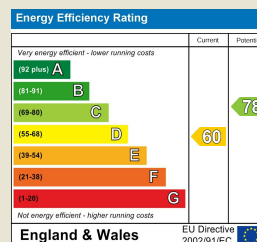
Voted The Sunday Times Best Place to Live in the UK 2022, Ilkley is renowned for its top schools, interesting independent shops and restaurants, its spectacular scenery and convenient rail links. Sports clubs offer excellent opportunities for young people and an energetic community spirit is at the heart 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: 81.4 m<sup>2</sup> ... 876 ft<sup>2</sup> (excluding balcony)

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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