Tarn Court | Ilkley | LS29 8UE

Asking price £260,000

TRANMER WHITE
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A well-proportioned two bedroomed apartment situated on the second floor of a purpose built development, conveniently located within walking distance of Ilkley town centre and train station.

With a garage and off-street parking, this attractive apartment benefits from lift access and enjoys a beautiful Westerly outlook across Ilkley as well as a South West facing covered balcony.

- Garage & Off-Street Parking
- Lift Access
- Private Balcony
- Stunning Views

With gas central heating, the accommodation comprises:

Ground Floor

Communal Entrance
With lift and stair access to the upper floors.

Second Floor

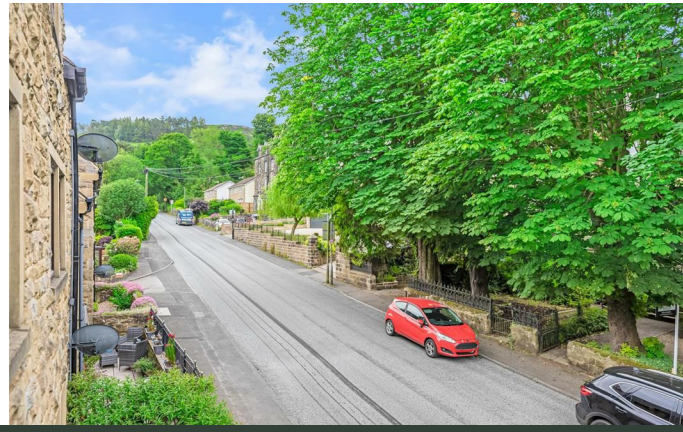
Private Entrance Hall
9'2 x 8'6 (2.79m x 2.59m)

Sittig Room
19'1 x 13'0 (5.82m x 3.96m)
A generous reception room featuring wood panelling and a dual aspect that provides a South Westerly aspect as well as an excellent outlook towards Middleton.

Dining Area
17'1 (max) x 9'4 (max) (5.21m (max) x 2.84m (max))
Adjoining both the sitting room and kitchen and including a recessed store cupboard. The dining area provides ample space for a table and chairs. A glazed door leads to:

Balcony
A private and covered South West facing balcony.

Kitchen
9'9 x 9'5 (2.97m x 2.87m)
Comprising a range of base and wall units with coordinating work surfaces. Appliances include an oven, four ring electric hob with hood over, plumbing for a washing machine and space for a fridge/freezer.



The apartment provides a substantial living area as well as an adjoining dining area that connects to the kitchen.

Bedroom
13'0 x 10'10 (3.96m x 3.30m)
A sizeable double bedroom featuring a recessed linen cupboard and a Westerly outlook across Ilkley.

Bedroom
9'10 x 8'7 (3.00m x 2.62m)
With a window to the side elevation.

Bathroom
7'8 x 6'10 (2.34m x 2.08m)
Well-appointed and comprising a bath, walk-in shower with glass screen, hand wash basin and a w.c.

Outside

Garage
16'4 x 8'6 (4.98m x 2.59m)
Accessed via an electric up and over door. Including light and power.

Parking
A block-paved parking space is located in front of the garage.

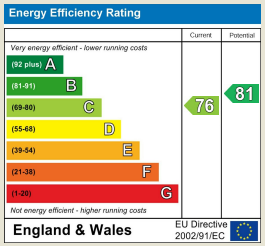
Tenure
The property is held on a 999 year lease dated from 1988.

Service Charge
We are advised by the clients that the current service charge is £1440 per annum.

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

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.



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