



Heather Court | Ilkley | LS29 9TZ

Asking price £335,000

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14 Heather Court |  
Ilkley | LS29 9TZ  
Asking price £335,000

Enjoying outstanding views over Ilkley, this spacious two double bedroomed, two bathroom apartment is situated on the second floor of an exclusive, purpose built development with lift access.

Standing within beautifully maintained communal grounds, Heather Court features a secure, covered residents' car park accessed via an electric gate.

- Two Double Bedrooms
- Outstanding Views Over Ilkley
- Secure Off-Street Parking
- Two Bathrooms

#### Ground Floor

##### Communal Entrance

With lift and stairs to the upper and lower floors.

#### Second Floor

##### Entrance Hall

An inviting entrance hall including a useful recessed cloaks cupboard, recessed store cupboard housing boiler and a video entry system.

##### Sitting Room

18'1 x 16'8 (5.51m x 5.08m)

Enjoying a pleasant dual aspect that offers a beautiful outlook.

##### Breakfast Kitchen

11'0 x 11'0 (3.35m x 3.35m)

Including a range of base and wall units with coordinating work surfaces, concealed lighting and a range of integrated appliances including a fridge, freezer, dishwasher, washer/dryer and an oven. Ample space for dining table and chairs.

##### Bedroom

12'5 x 11'3 (3.78m x 3.43m)

A sizeable double bedroom featuring French doors to a Juliet balcony with views over the landscape of Ilkley.

##### En Suite

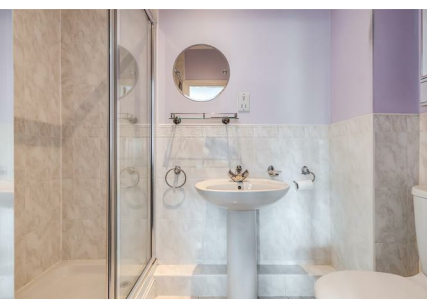
7'10 x 4'0 (2.39m x 1.22m)

Featuring a walk-in shower with sliding glass screen, hand wash basin and w.c.





Elevated above Queens Road, the property feels peaceful and secluded whilst still being within easy reach of the town centre.



### Bedroom

12'0 x 10'3 (3.66m x 3.12m )

A second double bedroom with a window to the rear elevation, again portraying views over Ilkley.

### Bathroom

6'7 x 6'9 (2.01m x 2.06m )

Smartly appointed and comprising a bath with shower over, hand wash basin, w.c and a heated towel rail.

### Parking

The apartment includes an allocated parking space within a secure, lower-level residents car park that is accessed via an electric gate. A lift leads to the upper floors. The apartment benefits from easy access as a lift connects the lower level parking to the upper floor apartments. One can therefore access their car without exiting the building.

### Communal Store Space

There is a useful external store space positioned close to the car park.

### Communal Grounds

Heather Court stands within beautifully maintained communal grounds.

### Tenure

We are informed by our client that the property is held on a 999 year lease dated from 1st January 2001.

### Service Charge

We are informed by our clients that the current service charge amounts to £2,500 per annum. This includes the cleaning and lighting of the communal areas, external window cleaning, maintenance of the communal grounds, general maintenance and repair, buildings insurance, maintenance of the lift, garage gate and management fees.

### 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.

### Ilkley

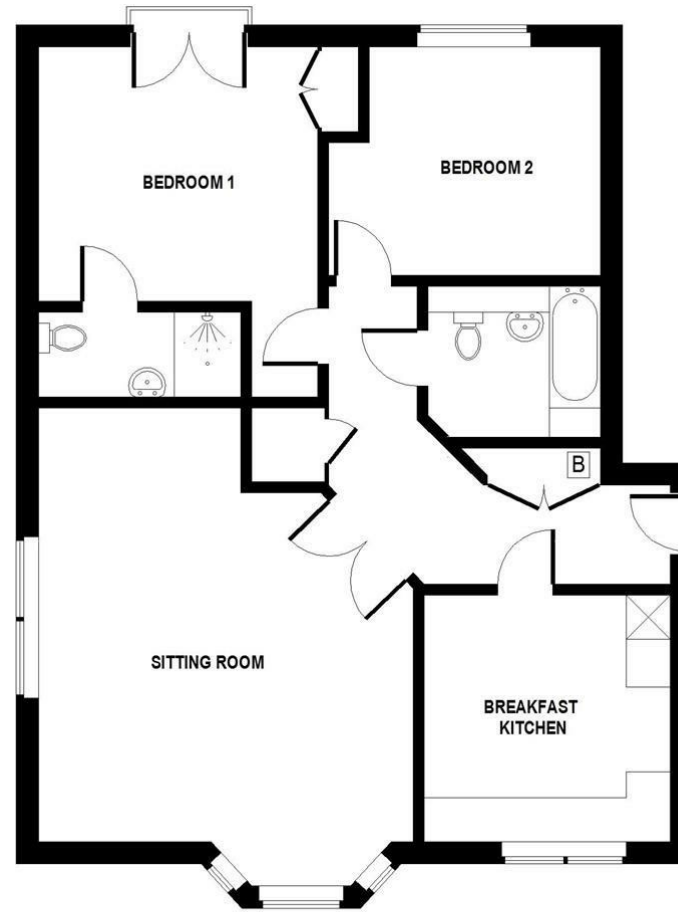
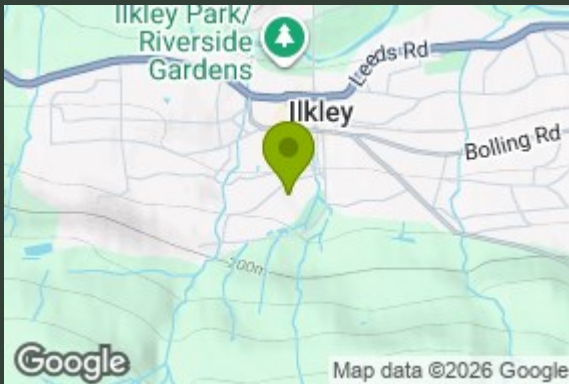
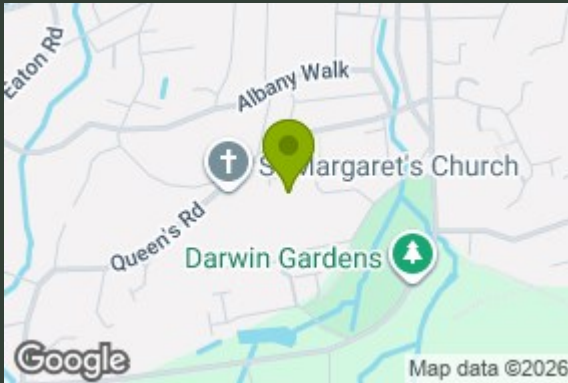
Voted The Sunday Times Best Place to Live in the UK 2022, Ilkley is renowned for its top schools, interesting independent shops and restaurants, its spectacular scenery and convenient rail links. Sports clubs offer excellent opportunities for young people and an energetic community spirit is at the heart 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.

### 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>

### 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.



## 14 HEATHER COURT

This plan is for reference only and is in accordance with PMA guidelines.  
It is not to scale and all measurements are approximate.  
Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID:666948)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

139 Bolling Road  
Ben Rhydding  
Ilkley  
West Yorkshire  
LS29 8PN  
01943 661141

ilkley@tranmerwhite.co.uk  
<https://www.tranmerwhite.co.uk/>