



Wells Promenade | | Ilkley | LS29 9JT

£129,950

TW | **TRANMER
WHITE**
Trusted Estate Agents

Wells Promenade | Ilkley | LS29 9JT £129,950

A centrally located retirement apartment with lift access enjoying a particularly convenient setting with local amenities on the doorstep and a pleasant aspect over Mill Ghyll. The property is in smart and well presented order and includes a generously proportioned sitting room, a fitted kitchen, double bedroom and modern shower room.

- Centrally Located Retirement Apartment
- Open Outlook Over Mill Ghyll
- Fitted Kitchen
- Modern Shower Room
- Lift Access
- Large Sitting Room
- Double Bedroom
- EPC Rating C / Council Tax Band B

GROUND FLOOR

Communal Entrance Hall

With entryphone access, lift and staircase access to the upper floors.

Residents Lounge

For the shared use of residents of Guardian Court and with kitchen and toilet facilities adjacent.

SECOND FLOOR

Private Entrance Vestibule

Spacious Sitting Room

18'6" x 14'0" (5.64m x 4.27m)

With windows to two sides overlooking Mill Ghyll. Moulded ceiling cornice and fitted cupboards.

Kitchen

9'8" x 6'8" (2.95m x 2.03m)

Fitted with a range of fitted base and wall units incorporating cupboards, drawers and coordinating work surfaces and splash backs. Electric cooker, hob with extractor over and dishwasher. Space for a freestanding fridge freezer. Moulded ceiling cornice. View over Mill Ghyll.



A centrally located retirement apartment with lift access enjoying a particularly convenient setting with local amenities on the doorstep and enjoying a pleasant aspect over Mill Ghyll.



Double Bedroom

13'9" x 9'10" (4.19m x 3.00m)

With a range of fitted mirror fronted wardrobes and further recessed cupboards. Moulded ceiling cornice. View over Mill Ghyll.

Shower Room

With a large walk in shower, wash basin with a cupboard beneath and a low suite wc. Mirror fronted medicine cabinet and fitted wall mirror. Ceramic tiled walls. Heated towel rail.

OUTSIDE

Communal Grounds

Guardian Court stands within shared grounds which are maintained as an amenity for the residents.

Resident Parking

Resident parking in the undercroft garage may be available via arrangement with the freeholder, Anchor Housing.

Tenure

We are informed that the property is leasehold with 63 years remaining on the current lease.

Service Charges

We are informed by the clients that the current annual service charge is £4640.52 (17.2.26). We hold a copy of the latest accounts on file.

Council Tax

City of Bradford Metropolitan District Council Tax Band B

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

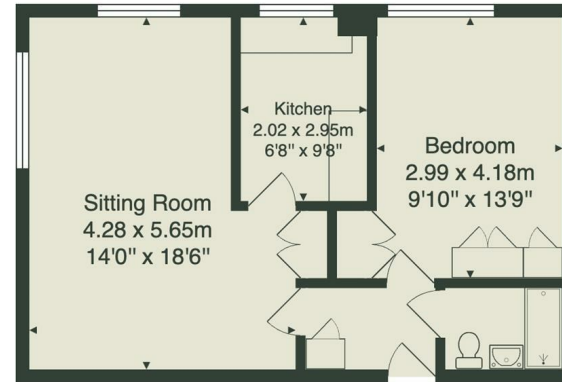
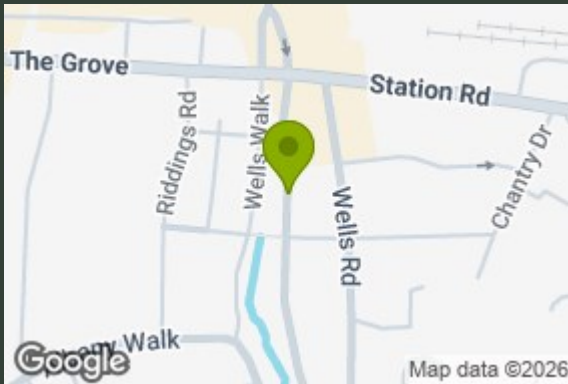
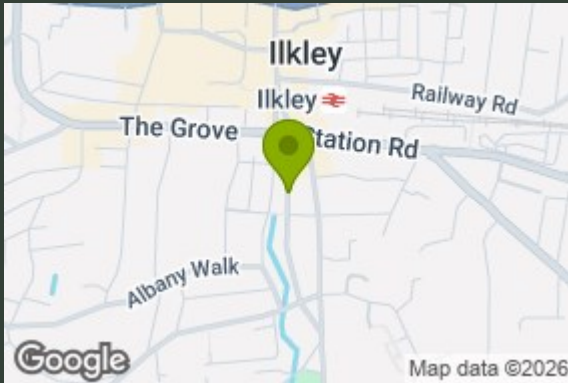
The mobile signal/coverage in this area can be verified via the following link:
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.



Total Area: 48.4 m² ... 521 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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