

5 Emmandjay Court, Valley Drive | | Ilkley | LS29 8PF

Asking price £215,000

TRANMER WHITE
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Ilkley | LS29 8PF
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A generously proportioned lower ground floor retirement apartment with direct access to the communal gardens. The property provides a welcoming hallway, a sitting room, a fitted kitchen with integrated appliances, a principal bedroom with en suite facilities, a further bedroom and bathroom.

- Lower Ground Floor Retirement Apartment
- Sitting Room
- Principal Bedroom With En Suite Facilities
- Lift Access
- Council Tax Band D
- Direct Access To Communal Garden
- Kitchen With Integrated Appliances
- Further Bedroom & Bathroom
- Extensive On Site Residents' Amenities
- EPC Rating C







GROUND FLOOR

Communal Entrance
A secure communal entrance that leads through to the building's various residents' facilities. There is a lift and staircase access to the lower ground floor.

LOWER GROUND FLOOR

Reception Hall
With a panelled entrance door, store cupboard and a moulded ceiling cornice.

Sitting Room
19'7" x 12'10" (5.97m x 3.91m)
With a glazed door leading directly onto the garden to the rear of Emmandjay Court. Moulded ceiling cornice and two wall light points.

Kitchen
8'7" x 8'0" (2.62m x 2.44m)
With a stainless steel sink unit and a range of fitted base and wall units incorporating cupboards, drawers and coordinating worksurfaces. Integrated appliances including an electric oven and hob with extractor over, fridge, freezer, washer/dryer and a dishwasher. Recessed spotlights and a moulded ceiling cornice.

Bedroom 1
16'0" x 9'0" (4.88m x 2.74m)
With fitted wardrobes, drawers and a dressing table. Moulded ceiling cornice.

A generously proportioned lower ground floor retirement apartment with direct access to the communal gardens.











En Suite Shower Room
With a large walk in shower, wash basin and a low suite wc. Recessed spotlights and an extractor fan. Ceramic tiled walls.

Bedroom 2
16'0" x 7'5" (4.88m x 2.26m)
With fitted wardrobes and drawers. Moulded ceiling cornice.

Bathroom
With a panelled bath, low suite wc and wash basin. Ceramic tiled walls. Recessed spotlights and an extractor fan.

OUTSIDE

Communal Gardens
Emmandjay Court is set amidst lovely communal grounds that include well kept lawns, mature shrubs and paved seating areas.

Service Charge
We are advised that the monthly charges for 2025/26 are:

Service Charge per month £421.00
Wellbeing Charge per month £375.21

Service Charge - from 1st April 2026 (reviewed every year) to include:
- Personal Heating
- Personal Water and Hot Water
- Maintenance and Cleaning of Communal Areas
- External Window Cleaning
- Buildings Insurance and Estate Management
- Heating, Lighting and Water for Communal Areas

Tenure
We are advised that the apartment is held on the balance of a 125 year lease from January 2012. The current ground rent is £496.08.

Ben Rhydding
Located on the eastern side of Ilkley, Ben Rhydding sits just below the famous Cow and Calf Rocks and is a thriving community in its own right, sought after for its village appeal with a standout parade of shops, one of the districts most highly-regarded primary schools, St John's church and its own train station. In the 19th century, then known as Wheatley, Ben Rhydding was noted for its hydropathic establishment.

Council Tax
City of Bradford Metropolitan District Council Tax Band D

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

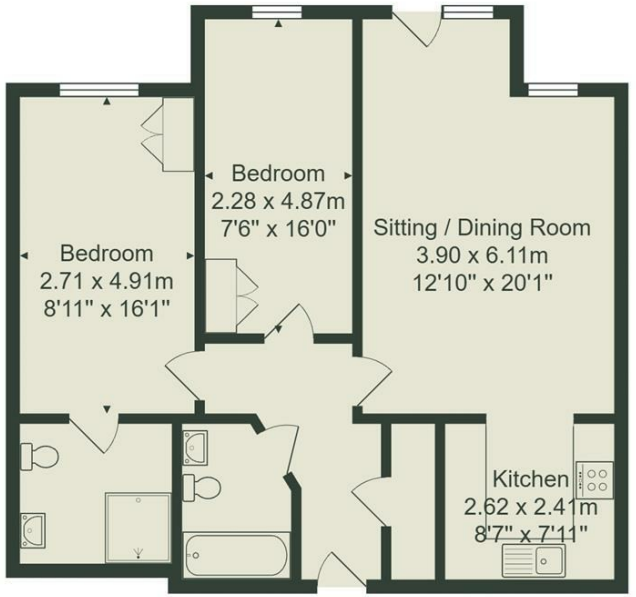
Offer Acceptance & AML Regulations
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, 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.

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.

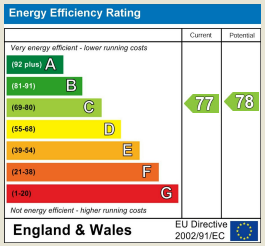








Total Area: 74.0 m² ... 796 ft²
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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