



Westville Close | Westville Road | Ilkley | LS29 9AL

Asking price £255,000

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8 Westville Close | Westville Road  
Ilkley | LS29 9AL  
Asking price £255,000

A charming two double bedoomed, ground floor apartment situated within an exclusive, purpose-built development in a peaceful area. This well-maintained home features two double bedrooms, a garage and access to beautifully landscaped communal gardens. Ideally located just a short, level walk from Ilkley town centre, offering the perfect blend of tranquility and convenience.

- Ground Floor Apartment
- Two Double Bedrooms
- Garage
- Surround By Communal Gardens

With electric underfloor heating, the accommodation comprises:

## Ground Floor

### Communal Entrance Hall

With stairs leading to the upper floors.

### Sitting Room

17'7 x 11'8 (5.36m x 3.56m)

An inviting reception room featuring a useful recessed store cupboard. A window provides a lovely Westerly aspect as well as an outlook over the immaculately maintained communal grounds. A glazed door leads to:



The property occupies an enviable location, forming part of a secluded and sought after residential area positioned within a brief stroll of the town centre.



## Dining Kitchen

13'4 x 9'6 (4.06m x 2.90m)

Comprising a range of base and wall units with coordinating work surfaces plus a tiled splashback. Integrated appliances include an oven, four ring electric hob with hood over, fridge/freezer, dishwasher and a free-standing washing machine. Ample space for a dining table and chairs.

## Bedroom

11'2 x 9'11 (3.40m x 3.02m)

A double bedroom including a recessed wardrobe with store cupboards over along with a bowed window that provides a pleasant Westerly aspect and a view across the communal lawns.

## Bedroom

11'11 x 8'7 (3.63m x 2.62m)

A second double bedroom, featuring a range of recessed wardrobes with store cupboards over as well as a window to the rear elevation.

## Shower Room

6'9 x 5'7 (2.06m x 1.70m)

Comprising a walk-in shower with glass screen, hand wash basin, w.c, heated towel rail and a window to the side elevation.

## Outside

## Garage

17'4 x 9'0 (5.28m x 2.74m)

Accessed via an electric up and over door and including light plus power.

## Communal Grounds

The development is made up of two blocks of apartments that stand within beautifully maintained and principally lawned communal gardens, featuring an abundance of mature shrubs and trees that help to create a sense of peace and seclusion.



## Tenure

The property is held on a 998 year lease dated from 25th August 1969.

## Service Charge

The current service charge amounts to £390.00 per quarter.

## 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>

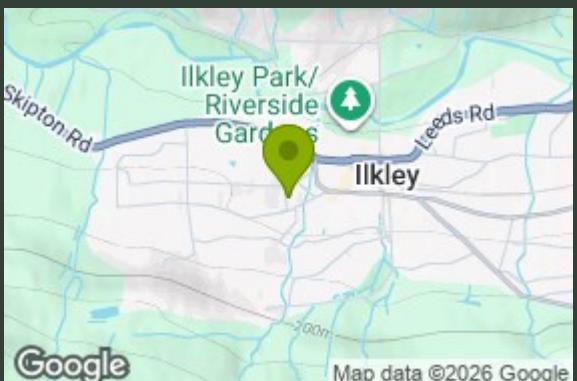
## MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

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.



A garage is located to the rear of the property.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(35-54)	E	61	65
(21-35)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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