



11 Hampton Court, Grove Road, Ilkley, LS29 9PB
Asking Price Of £495,000





A SUBSTANTIAL NEWLY RENOVATED TWO BEDROOMED APARTMENT SITUATED ON THE SECOND FLOOR OF THIS HANDSOME DEVELOPMENT INCLUDING A BEAUTIFUL SOUTH FACING TERRACE

Standing within mature communal grounds and located at the heart of Ilkley, Hampton Court is an exclusive development which feels peaceful and seduced. This totally renovated apartment comprises a private entrance hall with adjoining utility space, inner hall with cloaks cupboard, principal bedroom with en suite facilities, further double bedroom with direct access to the private terrace, sitting room which also enjoys direct access to the private terrace, adjoining dining area, newly installed kitchen and a highly appointed bathroom. The apartment also includes a garage accessed via an electric up and over door.

Ilkley town centre offers an excellent range of high class shops, restaurants, cafes and everyday amenities including two supermarkets, health centre, boutique cinema, playhouse and library. The town benefits from high achieving schools for all ages including Ilkley Grammar School. There are good sporting and recreational facilities. Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley is regarded as an ideal base for the Leeds/Bradford commuter. A regular train service runs from the town to both cities.

The accommodation has GAS FIRED CENTRAL HEATING and PRINCIPALLY DOUBLE GLAZED and with approximate room sizes, comprises:-

GROUND FLOOR

COMMUNAL RECEPTION HALL With lift and staircase access to the upper floors.

SECOND FLOOR

PRIVATE ENTRANCE HALL

UTILITY AREA 4' 9" x 4' 0" (1.45m x 1.22m) Including a worktop, plumbing for an automatic washing machine and space for a dryer. Fitted shelving.

CENTRAL RECEPTION HALL 12' 4" x 5' 6" Max (3.76m x 1.68m)

Featuring a useful recessed cloaks cupboard, wall mounted telephone entry system linked to the communal entrance. Ceiling coving.



SITTING ROOM 14' 11" x 12' 7" (4.55m x 3.84m) With a pleasant dual aspect which allows for plenty of natural light and features an electric fire with marble surround and hearth. Ceiling coving. Window to the side elevation provides a pleasant outlook over the communal gardens and towards The Grove. A sliding door leads to:-

TERRACE A private south facing terrace enclosed by a stone wall with iron railings and newly fitted decking, providing an exceptional view towards Ilkley Moor.

DINING AREA 13' 11" x 12' 3" (4.24m x 3.73m) Adjoining both the sitting room and kitchen. Ceiling coving.

KITCHEN 10' 6" x 9' 0" (3.2m x 2.74m) A newly installed and smartly presented kitchen comprising an extensive range of base and wall units with co-ordinating worktops, splashback and LED lighting. Integrated appliances include an oven, grill, four ring gas hob with cooker hood over, dishwasher and fridge freezer. Window to the side elevation provides a pleasant outlook over The Grove. Wall mounted Vaillant gas fired central heating boiler.

BEDROOM ONE 12' 8" x 10' 4" (3.86m x 3.15m) A spacious double bedroom including a range of recessed wardrobes. Ceiling coving.

EN SUITE SHOWER ROOM Newly installed and comprising a walk-in rainfall shower with glass door, handwash basin and a low suite wc. Heated towel rail and a shaver point. Window to the rear elevation.

BEDROOM TWO 10' 2" x 9' 10" (3.1m x 3m) A further double bedroom having a sliding door giving access to the south facing terrace. Fitted wardrobe and dressing table. Ceiling coving.

BATHROOM Highly appointed and comprising a bath with rainfall shower over, additional shower attachment and glass screen, hand wash basin set within vanity unit and low suite wc. Heated towel rail. Laminate wood flooring.

OUTSIDE

GARAGE 17' 11" x 8' 11" (5.46m x 2.72m) Accessed via an electric up and over door.

COMMUNAL GARDENS Hampton Court is set within well maintained and principally lawned communal gardens.

VIEWING ARRANGEMENTS Strictly by prior appointment with Dale Eddison's Ilkley office.

Please be aware that we reserve the right to request that PPE be worn and social distancing measures observed, if requested by the owner of the property.

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.

TENURE We understand the property is Leasehold with the balance of a 125 year lease from 1st January 1986, therefore, 89 years remaining on the lease as of 22nd June 2022.

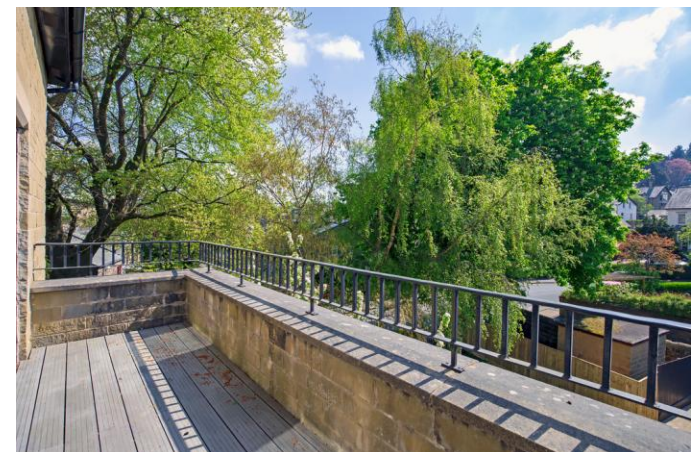
SERVICE CHARGE We understand the current service charge is approximately £1,300 per annum and covers such items as the maintenance of the communal areas and exterior maintenance of the buildings and gardens. The ground rent is £200 per annum. This is reviewed annually.

COUNCIL TAX City of Bradford Metropolitan District Council Tax Band F. For further details on Bradford Council Tax Charges please visit www.bradford.gov.uk or telephone them on 01274 432111.

LOCATION From Dale Eddison's Ilkley office proceed along The Grove in a westwards direction and bear left into Grove Road at the Memorial Gardens. Hampton Court is then located on the left hand side.

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. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

FINANCIAL SERVICES Linley and Simpson Sales Limited and Dale Eddison Limited are Introducer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. We receive a maximum of £30 per referral.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B	82	82
69-80	C		
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	

11 HAMPTON 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 732969)

**Dale
Eddison**

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.