



Springs Lane, Ilkley
No Chain £219,950



51 Carnegie Court

Springs Lane

Ilkley

LS29 8SN



AN IMPRESSIVE PENTHOUSE APARTMENT WITH A LOVELY WESTERLY ASPECT, SITUATED ON THE SECOND FLOOR OF THIS CENTRALLY LOCATED RETIREMENT DEVELOPMENT

Considerably larger than the majority of the apartments within this purpose built development, 51 Carnegie Court comprises a private entrance hall, spacious sitting room, kitchen, two double bedrooms and a shower room and enjoys far reaching views over Ilkley. Residents at Carnegie Court benefit from car parking and have access to communal facilities such as a residents' lounge and beautifully maintained gardens. There is also an on-site house manager.

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. 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. A regular train service runs from the town to both Leeds and Bradford city centres.

The accommodation has **ELECTRIC HEATING** and **SEALED UNIT DOUBLE GLAZING** and with approximate room sizes, comprises:-

GROUND FLOOR

COMMUNAL ENTRANCE HALL From which the communal residents lounge can be accessed. This leads to a central reception hall area with lift and stair access to the upper floors.



SECOND FLOOR

PRIVATE RECEPTION HALL 38' 3" x 2' 11" (11.66m x 0.89m) A welcoming reception hall featuring ceiling coving and a useful cloaks cupboard with fitted shelving which also houses the water cylinder.

SITTING ROOM 15' 2" x 14' 3" (4.62m x 4.34m) With an electric fire with marble surround and hearth. Ceiling coving. Two windows to the side elevation which provide a lovely view over rooftops towards Middleton and beyond. Two internal windows allow natural light into the reception hall.

DINING AREA 10' 7" x 8' 7" (3.23m x 2.62m) Adjoining both the sitting room and kitchen. Ceiling coving.

KITCHEN 8' 7" x 7' 8" (2.62m x 2.34m) Accessed via a pair of glazed doors and comprises a range of base and wall units with co-ordinating work surfaces and a tiled splashback. Appliances include a Zanussi cooker, four ring Hotpoint halogen hob with cooker hood over, space for an under counter fridge and freezer. Window to the rear elevation which provides a long distance view towards Middleton Woods.

BEDROOM ONE 17' 6" x 11' 5" (5.33m x 3.48m) A sizeable double bedroom including a range of fitted wardrobes with folding mirror doors and fitted drawers. Ceiling coving. Window to the side elevation provides a pleasant outlook towards Ilkley town centre.

BEDROOM TWO 14' 3" x 8' 0" (4.34m x 2.44m) A further spacious double bedroom including a fitted wardrobe. Ceiling coving. Window to the side elevation.

SHOWER ROOM A well appointed shower room comprising a sizeable walk-in shower with sliding glass doors, hand wash basin set within vanity unit and a low suite wc. Heated towel rail and ceiling coving.

OUTSIDE

COMMUNAL GROUNDS Carnegie Court stands within beautifully maintained and principally lawned communal gardens.

PARKING The development includes a car park for the exclusive use of the residents.

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

Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We request that all viewers wear gloves and a face covering. If this is not possible please advise our staff prior to the viewing appointment.

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 Leasehold with the balance of a 125 year lease from 1999. We understand the ground rent is £385 per annum.

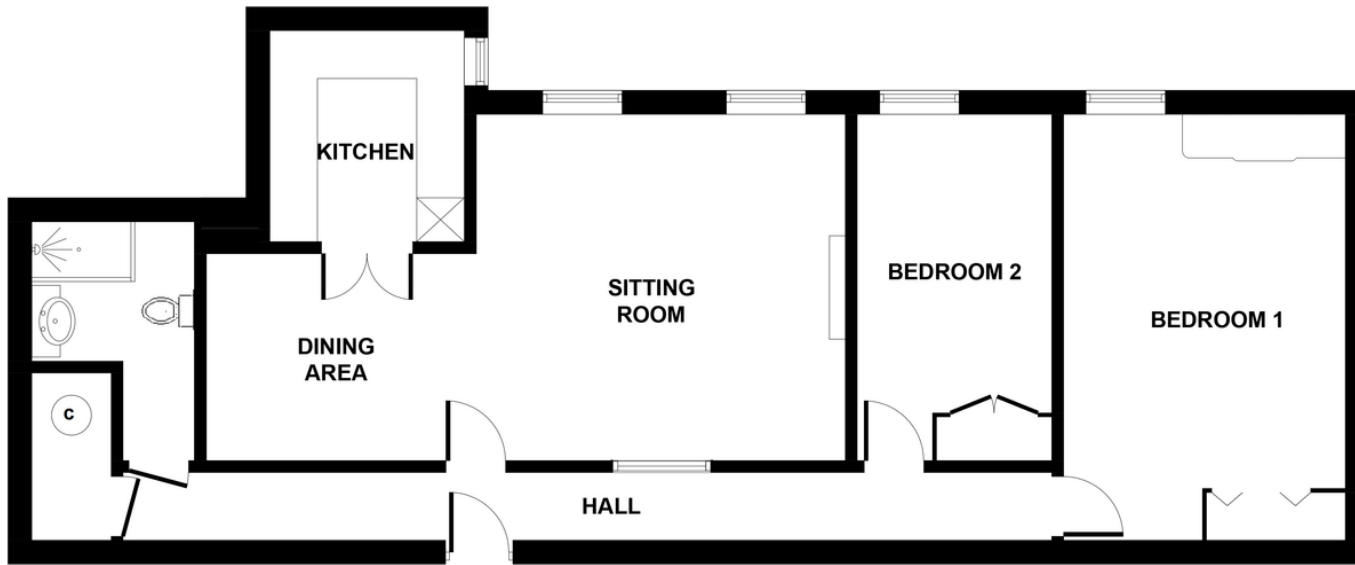
SERVICE CHARGE We are advised the service charge for 2021 / 22 is £2,682.72 per annum and this includes buildings insurance, water / sewerage rates, servicing of the lift, cleaning and decorating of the communal areas, laundry facilities, gardening, external repairs, maintenance of the common areas, external window cleaning, management fees and the services of the House Manager.

LOCATION From Dale Eddison's Ilkley office proceed in an eastwards direction into Station Road and at the mini roundabout continue straight ahead onto Springs Lane. Carnegie Court is located on the left hand side opposite the Springs Lane Medical Centre.

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 Dale Eddison Limited and Linley and Simpson Sales 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. You can decide whether you chose to deal with Mortgage Advice Bureau Limited. Should you decide to use Mortgage Advice Bureau Limited, Linley and Simpson Sales Limited will receive a payment of £347.50 from Mortgage Advice Bureau Limited for recommending you to them.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	75
(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	

51 CARNEGIE 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 732942)

**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.