



12 Holly Court, Ilkley
Asking Price Of £269,950





12 Holly Court

Old Bridge Rise

Ilkley

LS29 9HH

LOCATED IN A POPULAR RESIDENTIAL AREA CLOSE TO ILKLEY TOWN CENTRE AND THE RIVER WHARFE A FULLY MODERNISED TWO BEDROOMED GROUND FLOOR APARTMENT OFFERING WELL PROPORTIONED ACCOMMODATION WITH A PRIVATE ENTRANCE AND BENEFITTING FROM A SINGLE GARAGE

Situated within a level stroll of Ilkley town centre this ground floor two bedroomed apartment provides superb accommodation and has been modernised throughout by the current owners. The apartment comprises a private entrance hall, sitting room and dining area with sliding doors leading to a patio area, modernised and fully equipped kitchen, a spacious double bedroom, further double bedroom and modern bathroom. Outside there is a single garage and well maintained communal gardens.

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 with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING & SOLID OAK FACED MEXICANO INTERNAL DOORS and with approximate room sizes comprises:

GROUND FLOOR

PRIVATE ENTRANCE HALL 9' 5" x 3' 5" (2.87m x 1.04m) A private entrance with a partially glazed composite door and wood effect flooring.



SITTING ROOM AND DINING AREA 19' 6" x 12' 0" Max (5.94m x 3.66m) A lovely light and airy sitting room and dining area with glazed sliding doors leading to a newly decked area with far reaching views towards Middleton, perfect for Al Fresco dining. Additional window to the front elevation and wood effect flooring.

KITCHEN 11' 0" x 9' 09" (3.35m x 2.97m) A fully modernised kitchen with a range of base and wall units with concealed lighting and coordinating work surfaces incorporating a sink with a mixer tap. Appliances include an oven, integrated microwave, electric hob and a slimline dishwasher. There is also a washing machine, tumble dryer and a free standing American style fridge freezer. Cupboard housing the Ideal gas fired central heating boiler. A window and part glazed door to the rear lead to the communal gardens and a decked area with far reaching views over towards Middleton. Wood effect flooring.

BEDROOM ONE 12' 0" x 9' 9" (3.66m x 2.97m) A generous double bedroom with a window to the rear elevation with views towards Middleton and a further window to the side elevation. Wood effect flooring. Free standing wardrobes are included.

BEDROOM TWO 11' 3" x 9' 4" (3.43m x 2.84m) Another double bedroom with a window to the side elevation. Wood effect flooring. Free standing wardrobes are included.

BATHROOM A beautifully modernised bathroom comprising a panelled bath with a hand held shower, corner shower cubicle, low suite w.c and a large sink with waterfall tap and drawers beneath. A further storage cabinet, wall mounted medicine cabinet and heated towel rail. Tiling to both the floor and walls. Window to the front elevation.

OUTSIDE

GARAGE With an up and over door.

COMMUNAL GARDENS Holly Court is set in well maintained communal gardens for the residents use.

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.

TENURE We are advised that the property is leasehold with the balance of a 999 year lease from 1st March 1979.

SERVICE CHARGE We are advised that the current monthly service charge is £91.66 and includes the buildings insurance and maintenance of the communal grounds.

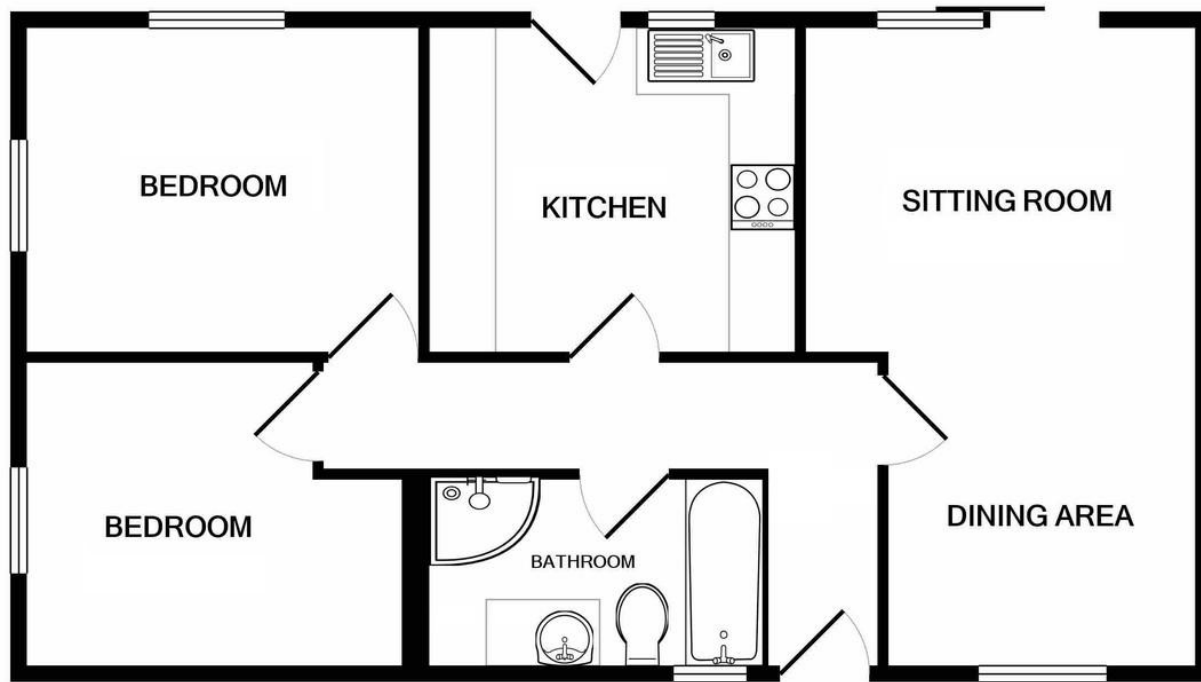
PLEASE NOTE The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no 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.

LOCATION From our offices on The Grove proceed along The Grove in a westerly direction. At the junction turn left on the Skipton Road. Turn right into Stockeld Road by the Ilkley Moor Vaults public house. Proceed to the bottom of the road turning left into Stockeld Way and immediately left onto Old Bridge Rise. Holly Court is then situated at the top of the cul de sac on the right 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 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

12 HOLLY 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.
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**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.