



Clevedon House, Audley Clevedon, Ben Rhydding Drive, Ben Rhydding
No Chain £465,000



8 Clevedon House

Audley Clevedon
Ben Rhydding Drive
Ben Rhydding
Ilkley
LS29 8AQ



A LUXURIOUS AND SPACIOUS FIRST FLOOR TWO BEDROOMED APARTMENT WITH A BALCONY FORMING PART OF AN EXCLUSIVE RETIREMENT VILLAGE ON THE EDGE OF ILKLEY

Clevedon House is located in the centre of Clevedon Retirement Village and offers a fantastic opportunity to retire in style. Apartment 8 has a superb central location ideally situated for easy access to the full range of on site amenities including a restaurant, bistro bar, lounge, library, health and wellbeing centre, tennis courts, fitness suite and swimming pool. The apartment comprises a large private reception hall with two storage cupboards, a spacious sitting room with glazed doors leading to a balcony, fully equipped breakfast kitchen, master bedroom with en suite shower room, further double bedroom and modern bathroom.



Ben Rhydding is to be found on the eastern side of Ilkley. A most desirable community in its own right, favoured for its village feel with good local shops, a church, train station and Wheatley Arms Hotel. Ilkley town centre is approximately a mile away and offers more comprehensive shops, restaurants, boutique cinema, cafes and everyday amenities including two supermarkets, health centre, 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 Leeds and Bradford city centres.

Please note that a monthly management charge and deferred fees apply to all properties in an Audley Village. Full details are available from the village.

Flexible Audley Care packages are available at an additional cost.

The accommodation is appointed to a very high standard with GAS FIRED CENTRAL HEATING and SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:-

GROUND FLOOR

COMMUNAL ENTRANCE With a lift and stairs to the upper and lower floors. Access to the restaurant, bistro bar, residents lounge, library, health and wellbeing centre, fitness suite and swimming pool.

FIRST FLOOR

PRIVATE RECEPTION HALL 21' 2" x 11' 11" Max (6.45m x 3.63m) A welcoming and spacious reception hall with two large storage cupboards, one housing the hot water cylinder. Scope for extra storage cupboards. Entry system and ceiling cornice.

SITTING ROOM 23' 7" x 15' 7" (7.19m x 4.75m) Part glazed double doors open into this generous sitting room with space for a dining area. Feature electric fire with marble surround and hearth and with a remote control for easy use. Glazed French doors lead to a balcony with far reaching views across the valley. Two wall light points and ceiling cornice.

BREAKFAST KITCHEN 14' 11" x 9' 2" (4.55m x 2.79m) A modern fully equipped breakfast kitchen with a range of base and wall units incorporating concealed lighting, and with granite work surfaces with an inset one and a half bowl stainless steel sink. Appliances include a Bosch four ring electric hob with hood over, Bosch oven with a Bosch integrated microwave above. Integrated fridge and freezer, integrated Electrolux dishwasher and Electrolux washing machine. Space for a breakfast table and window to the rear elevation with a green outlook.

MASTER BEDROOM 15' 5" x 13' 6" Max (4.7m x 4.11m) A large bedroom with a range of fitted wardrobes and a fitted desk. Window to the rear elevation.

EN SUITE SHOWER ROOM A modern shower room comprising a walk in shower, low suite w.c and hand wash basin. Wall mounted mirrored medicine cabinet with internal shaver point and lights above. Chrome heated towel rail. Tiling to the floor and part tiling to the walls.

BEDROOM TWO 14' 5" x 11' 6" Into Bay (4.39m x 3.51m) Another double bedroom with a feature floor to ceiling bay window to the rear elevation. Range of fitted wardrobes.

BATHROOM Comprising a panelled bath with shower over, low suite w.c. and hand wash basin. Wall mounted mirrored medicine cabinet with internal shaver point and lights above. Fitted storage cupboard and chrome heated towel rail. Tiling to the floor and part tiling to the walls.

ADDITIONAL AMENITIES Residents of Clevedon Retirement Village have access to a wide range of on site amenities including a restaurant, bistro bar, residents lounge and library within Clevedon House. Access to the indoor swimming pool and health and wellbeing centre, fitness suite and tennis courts are also available.

TENURE The property is Leasehold. We understand the ground rent is £250 per annum

MANAGEMENT CHARGES We are advised by our client that the management charges are £797.92 per month.

VIEWING ARRANGEMENTS Strictly by prior appointment with Dale Eddison's Ilkley office. Please be aware whilst restrictions surrounding Covid 19 were relaxed on Monday 19th July, we reserve the right to request that masks 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.



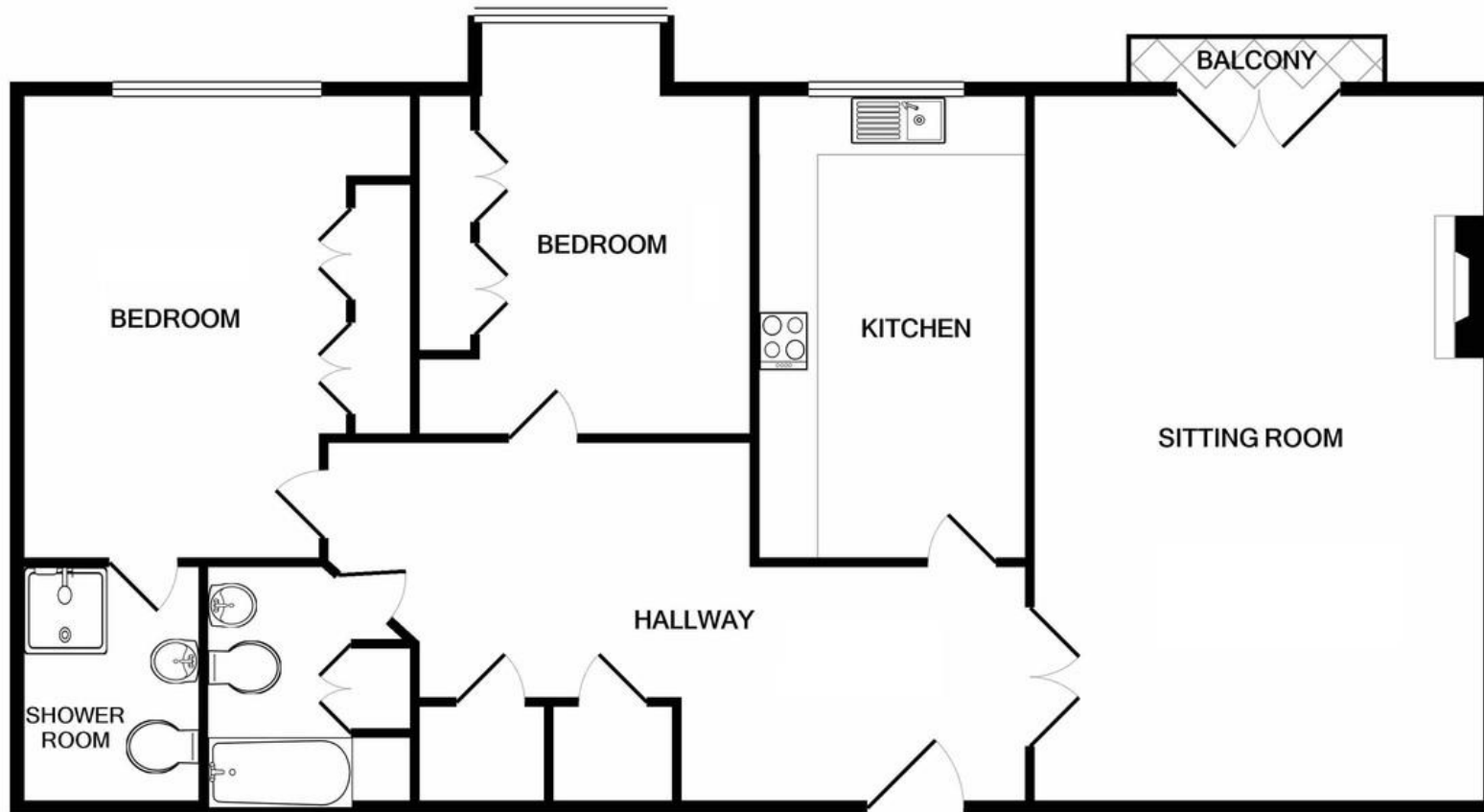
LOCATION From Dale Eddison's Ilkley office proceed in an eastwards direction and at the mini roundabout continue straight ahead into Springs Lane, passing Tesco on the left hand side. Continue for about a mile to Ben Rhydding and just beyond the parade of shops, turn right into Wheatley Lane, then bear left passing through a pair of stone gate posts. Clevedon Retirement Village is located at the end of Ben Rhydding Drive.

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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





8 CLEVEDON HOUSE

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
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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.



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