



**Cunliffe Road, Ilkley**  
**No Chain £235,000**





# 27 Listers Court

Cunliffe Road  
Ilkley  
LS29 9DZ



**A PARTICULARLY SPACIOUS FIRST FLOOR RETIREMENT APARTMENT ENJOYING A SOUTHERLY ASPECT AND LOCATED IN A HIGHLY REGARDED DEVELOPMENT WITHIN A SHORT STROLL OF MANY TOWN CENTRE AMENITIES**

Enjoying a convenient setting with the town centre on the doorstep, Listers Court is a highly regarded retirement development in the heart of this popular town. Located on the first floor, number 27 incorporates a good sized private reception hall, an unusually large sitting room, a fitted kitchen, two bedrooms and a bathroom. The property would benefit from some internal updating. Externally, Listers Court stands within landscaped grounds, which are maintained as an amenity for the residents. There is a large communal car park. Listers Court offers the services of a residents manager, residents lounge, laundry facility and visitors' guest suite.



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 GAS FIRED CENTRAL HEATING, DOUBLE GLAZING and ENTRY PHONE SYSTEM and with approximate room sizes, comprises:-

## GROUND FLOOR COMMUNAL ENTRANCE

**COMMUNAL FACILITIES** There is a communal lounge, kitchen and laundry facilities for use of the residents. A lift and staircase gives access to the upper floors.

## FIRST FLOOR

**RECEPTION HALL** 11' 4" x 5' 8" (3.45m x 1.73m) With a cylinder cupboard and store cupboard.

**SITTING ROOM** 22' 5" x 19' 0" (6.83m x 5.79m) With two windows to the south facing front elevation. Moulded ceiling cornice. Marble interior decorative fireplace with an Adam style surround. Four wall light points.

**KITCHEN** 11' 6" x 7' 9" (3.51m x 2.36m) With a stainless steel sink unit and a range of fitted base and wall units incorporating cupboards, drawers and heat resistant work surfaces with a tiled surround. Electric oven and hob with extractor hood over. Plumbing for an automatic washing machine and space for a fridge. Extractor fan.

**BEDROOM** 16' 9" x 9' 0" (5.11m x 2.74m) With two wall light points and a window to the south facing front elevation.

**BEDROOM** 13' 10" x 6' 0" (4.22m x 1.83m) With a wall light point and a window to the south facing front elevation.

**BATHROOM** With a bath, pedestal wash basin and a low suite wc. Part wall tiling. Heated towel rail. Mirror with light and shaver point over.

## OUTSIDE

**COMMUNAL GARDENS** Listers Court is set within well maintained communal grounds for the use of the residents.

**PARKING** There is a communal car park to the front of Listers Court for the use of residents.

**TENURE** The property is held on the balance of a 99 year lease from 1st November 1990.

**SERVICE CHARGE** We are advised that the current service charge is £2,970 for the current year. The service charge includes buildings insurance, cleaning, decorating and lighting of the communal areas, external window cleaning, servicing and maintenance of the lift, gardening, water charges and the services of the residents manager. The day to day management of the development is undertaken by Listers Court Management Company in conjunction with Adair Paxton Chartered Surveyors in Leeds.

**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.

**LOCATION** From Dale Eddison's Ilkley office travel westwards along The Grove. After about three hundred metres turn right into Cunliffe Road. Listers Court is located towards the bottom of Cunliffe Road on the left hand side.


**MONEY LAUNDERING, TERRORIST FINANCING & 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 choose 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## 27 LISTERS 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. (ID750384)

**Dale  
Eddison**

### **ILKLEY OFFICE**

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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.