



Listers Court, Ilkley

No Chain £235,000



25 Listers Court

Cunliffe Road
Ilkley
LS29 9DZ



A SMARTLY PRESENTED TWO BEDROOMED FIRST FLOOR APARTMENT POSITIONED ON THE SOUTHERLY SIDE OF THIS HIGHLY REGARDED RETIREMENT DEVELOPMENT SITUATED AT THE VERY HEART OF ILKLEY

With excellent facilities such as a residents lounge, laundry, car park and beautifully maintained communal gardens, Listers Court is seen as one of the premier retirement developments within Ilkley. The accommodation comprises a private entrance hall, sitting room which enjoys a pleasant southerly outlook towards the Cow and Calf Rocks, kitchen, two bedrooms and a bathroom.



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 Leeds and Bradford city centres.

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

GROUND FLOOR

COMMUNAL ENTRANCE With lift and staircase access to the upper floors.

FIRST FLOOR

PRIVATE ENTRANCE HALL 11' 3" x 5' 9" (3.43m x 1.75m) An inviting entrance hall featuring a useful recessed linen cupboard housing the hot water cylinder. An additional recessed cloaks cupboard and ceiling coving.

SITTING ROOM 22' 5" x 11' 5" (6.83m x 3.48m) A larger than typical reception room including an electric fire with marble surround and hearth, four wall light points and ceiling coving. Wall mounted video entry system which is linked to the communal entrance. Two windows to the front elevation providing a lovely southerly aspect and views over Ilkley towards the Cow and Calf Rocks.

KITCHEN 11' 5" x 7' 10" (3.48m x 2.39m) Comprising a range of base and wall units with concealed lighting, co-ordinating work surfaces and a tiled splashback. Appliances include an oven, four ring electric hob with cooker hood over, plumbing for an automatic washing machine and space for a fridge freezer.

BEDROOM ONE 16' 7" x 9' 0" (5.05m x 2.74m) A sizeable double bedroom including a recessed wardrobe with hanging rail and fitted shelving. Ceiling coving. Window to the front elevation providing glimpses of Ilkley Moor.

BEDROOM TWO 13' 10" x 6' 3" (4.22m x 1.91m) With ceiling coving and a window to the front elevation.

BATHROOM Comprising a bath with mixer tap and shower attachment, hand wash basin and low suite wc.

OUTSIDE

PARKING There is communal parking to the front and rear of Listers Court for the use of residents.

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

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.

TENURE We understand the property is Leasehold with the balance of a 189 year lease from 1990.

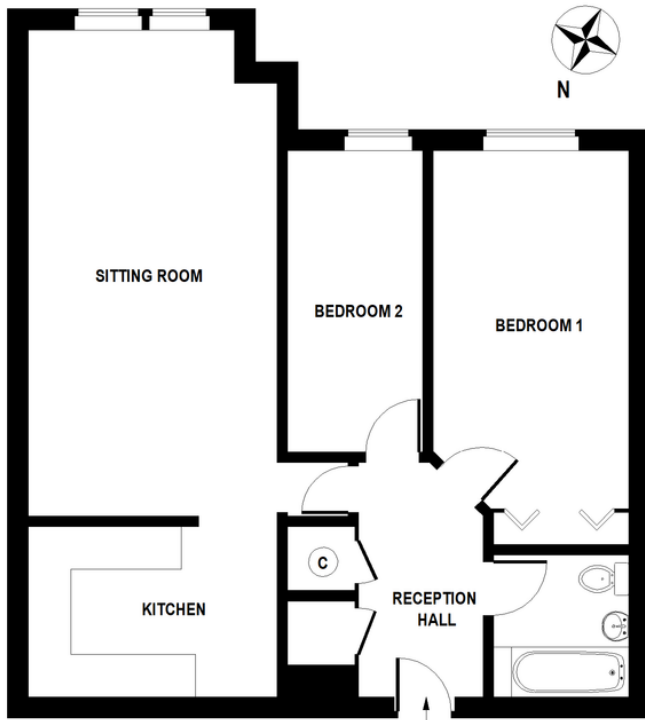
SERVICE CHARGE We are advised the current service charge is £2,969 per annum. The service charge includes buildings insurance, cleaning, decorating and lighting of the common areas, external window cleaning, servicing and maintenance of the lift, gardening, water charges and the services of the resident manager. Day to day management of the development is undertaken by Listers Court Management Company in conjunction with Adair Paxton Chartered Surveyors in Leeds.

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 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.





25 LISTERS COURT

APPROXIMATE GROSS INTERNAL AREA
70.7 SQ M / 761 SQ FT

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 762683)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		81	83
(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		



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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.