



**Chantry Drive, Ilkley**  
**No Chain £275,000**





# 4 Chantry Court

Chantry Drive  
Ilkley  
LS29 9HU

**A DELIGHTFUL TWO BEDROOMED SOUTH FACING APARTMENT INCLUDING BOTH A GARAGE AND OFF-STREET PARKING SPACE AND FEATURING FANTASTIC FAR REACHING VIEWS OVER ILKLEY**

Situated within a brief stroll of the heart of Ilkley town centre, Chantry Court is an exclusive development of just four apartments which features beautifully maintained communal gardens. Occupying the entire second floor, 4 Chantry Court comprises a private entrance hall with cloaks cupboard, sizeable sitting room with exceptional views, kitchen, two bedrooms and a bathroom. The apartment also includes a garage and an allocated off-street parking space.

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

## **GROUND FLOOR**

**COMMUNAL ENTRANCE HALL** With stairs to the upper floors.



## SECOND FLOOR

### PRIVATE ENTRANCE HALL 15' 0" x 3' 11" (4.57m x 1.19m)

Including a useful recessed cloaks cupboard and a wall mounted telephone entry system linked to the communal entrance.

**SITTING ROOM** 27' 0" x 18' 8" (8.23m x 5.69m) A particularly spacious reception room which provides ample space for both living and dining areas and featuring a lovely dual aspect with windows to the front elevation providing a stunning outlook over Ilkley. Ceiling coving.

**KITCHEN** 9' 9" x 7' 0" (2.97m x 2.13m) Smartly presented and comprising a range of base and wall units with concealed lighting, co-ordinating work surfaces, tiled splashback and moulded sink with mixer tap. Appliances include an oven with four ring ceramic hob and cooker hood over, integrated fridge freezer and an Indesit automatic washing machine. Recessed spotlights. Cupboard housing the gas fired central heating boiler. Window to the front elevation.

**BEDROOM ONE** 14' 8" x 10' 1" (4.47m x 3.07m) A sizeable double bedroom with ceiling coving. Window to the rear elevation providing a pleasant outlook over the communal gardens and towards Askwith.

**BEDROOM TWO** 9' 8" x 8' 2" (2.95m x 2.49m) Including a range of recessed wardrobes with hanging rails and fitted shelving. Window to the rear elevation.

**BATHROOM** 8' 0" x 6' 10" (2.44m x 2.08m) Comprising a bath with shower over and glass screen, hand wash basin and a low suite wc. Heated towel rail.

## OUTSIDE

**GARAGE** 18' 7" x 10' 1" (5.66m x 3.07m) An particular feature of the apartment is the inclusion of the garage with light and access via an up and over door. There is also an allocated off-street parking space.

**COMMUNAL GARDENS** To the rear of the property is a beautifully maintained, principally lawned garden.

**VIEWING ARRANGEMENTS** Strictly by prior appointment with Dale Eddison's Ilkley office. 01943 817642

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 Ground rent of £50.00 per annum Lease commenced in 1981 with 99 years.

**SERVICE CHARGE** We are advised that the current service charge is £800 per annum and this covers such items as gardening and maintenance of the building and the maintenance of communal areas.

**LOCATION** From Dale Eddison's Ilkley office on The Grove proceed in an eastwards direction passing HSBC Bank and then taking the next right just before the mini roundabout into Chantry Close. Continue along Chantry Close for approximately 100 metres and Chantry Court will then be located on the left hand side and will be marked by a Dale Eddison for sale board.

**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.

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## 4 Chantry Court

Approximate gross internal floor area  
48 sqm / 516.6 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		72	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**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.