



Parish Ghyll Drive, Ilkley
No Chain £235,000





2 Ferndale Court

Parish Ghyll Drive
Ilkley
LS29 9ND

A WELL PROPORTIONED TWO BEDROOMED FIRST FLOOR APARTMENT WITH BALCONIES TO BOTH FRONT AND REAR AND ENJOYING EXCEPTIONAL VIEWS OVER THE VALLEY TOWARDS BEAMSLEY BEACON

Ferndale Court occupies an enviable setting within walking distance of Ilkley town centre amenities. Situated on the first floor of this highly regarded development and with lift access from the ground floor, this light and airy apartment provides spacious two bedroom accommodation. The property incorporates a welcoming hallway, a sitting room with adjoining dining area, a kitchen, two double bedrooms and a bathroom. The property has the exclusive use of balconies to both the front and rear and enjoys superb long distance views over the valley. In addition to two allocated under cover off road parking spaces, there is also a store room on the ground floor.



The accommodation has FISCHER ELECTRIC HEATING and SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:-

GROUND FLOOR

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

STORE ROOM Located on the ground floor is a secure store room, which is allocated to the apartment. With a sink, power and water supply.

FIRST FLOOR

PRIVATE ENTRANCE HALL 5' 8" x 4' 6" (1.73m x 1.37m) Accessed via a part glazed entrance door and with recessed cloaks cupboard and recessed airing cupboard.

INNER HALL 16' 5" x 2' 11" (5m x 0.89m) A further additional recessed store cupboard and a wall mounted telephone entry system linking to the communal entrance.

SITTING ROOM 21' 10" x 13' 4" Max (6.65m x 4.06m) A light and airy sitting room featuring a large window to the front, which provides a stunning outlook across the valley towards Beamsley Beacon. Decorative fireplace having an electric fire and an additional window to the side elevation. Useful dining area. Moulded ceiling cornice. A glazed door provides direct access to:-

BALCONY Enclosed by iron railings and providing a superb outlook over Ilkley towards Beamsley Beacon.

KITCHEN 11' 8" x 11' 1" (3.56m x 3.38m) Comprising a range of base and wall units with co-ordinating work surfaces and an inset stainless steel sink. Free-standing appliances include a Beko electric cooker, Hotpoint slimline dishwasher and Hotpoint fridge with freezer box. Window to the rear overlooking the garden. Utility cupboard with an AEG washer dryer and shelving above.

BEDROOM ONE 15' 10" x 10' 11" Max (4.83m x 3.33m) A sizeable double bedroom with a range of fitted decorative wardrobes and a large window to the front elevation with superb far reaching views across the valley towards Beamsley Beacon.

BEDROOM TWO 11' 9" x 9' 9" (3.58m x 2.97m) Another double bedroom with two recessed wardrobes. A large window and glazed door lead out to a rear private balcony with stairs giving exclusive access to the well kept communal gardens.

BATHROOM A white suite comprising a panelled bath with Triton electric shower over, low suite w.c. and pedestal hand wash basin. Wall mounted mirrored medicine cabinet and chrome heated towel rail. Tiling to the floor and part tiling to the walls. Window to the rear elevation.

OUTSIDE

PARKING 2 Ferndale Court includes two allocated covered parking spaces.

COMMUNAL GROUNDS Ferndale Court stands within well maintained communal grounds for 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 understand the property is Leasehold for a term of 999 years from 1971.

SERVICE CHARGE We understand the current annual service charge is £1,920 and this covers such items as gardening, window cleaning, lift maintenance and other additional expenses.

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 a westerly direction along The Grove and take the third turning left into Parish Ghyll Road. At the top of the road, turn right into Parish Ghyll Drive and Ferndale Court is immediately 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 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.





2 FERNDALE COURT

APPROXIMATE GROSS INTERNAL AREA = 83.3 SQ M / 897 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 768402)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E			
(21-38) F		24	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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.