



Listers Court, Ilkley

Asking Price Of £219,950





17 Listers Court

Ilkley

LS29 9DZ

A DELIGHTFUL TWO BEDROOMED APARTMENT SITUATED ON THE GROUND FLOOR OF THIS HIGHLY REGARDED RETIREMENT DEVELOPMENT LOCATED AT THE HEART OF ILKLEY TOWN CENTRE

Situated on the ground floor, this well presented apartment provides easy access to Listers Court's various amenities such as the residents lounge, laundry, car park and beautifully maintained communal gardens. With a lovely southerly aspect, the accommodation comprises a private entrance hall with useful cloaks cupboard, sitting room with bay window, kitchen, two bedrooms and a shower room.

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 HALL With lift and staircase access to the upper floors.

PRIVATE ENTRANCE HALL 11' 3" x 5' 10" (3.43m x 1.78m)
An inviting entrance hall including a recessed cloaks cupboard and an additional recessed cupboard housing the water cylinder. Ceiling coving.

SITTING ROOM 22' 6" Into Bay x 11' 5" (6.86m x 3.48m) A sizeable reception room featuring a south facing bay window. Ceiling coving and four wall light points. Wall mounted video entry system.

KITCHEN 11' 6" x 7' 10" (3.51m x 2.39m) Comprising a range of base and wall units with co-ordinating work surfaces, concealed lighting and tiled splashback. Appliances include a Siemens oven with four ring electric hob and cooker hood over, space for fridge freezer and plumbing for an automatic washing machine.

BEDROOM ONE 16' 7" x 9' 1" (5.05m x 2.77m) An ample double bedroom including a recessed wardrobe with folding doors. Ceiling coving and a window to the front elevation.

BEDROOM TWO 13' 9" x 6' 2" (4.19m x 1.88m) With ceiling coving and a window to the front elevation.

SHOWER ROOM 6' 4" x 6' 1" (1.93m x 1.85m) Comprising a walk-in shower with glass screen, hand wash basin and a low suite wc. Heated towel rail.

OUTSIDE

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

COMMUNAL GROUNDS 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 on 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 The property is leasehold with the balance of 150 years commencing August 1993.

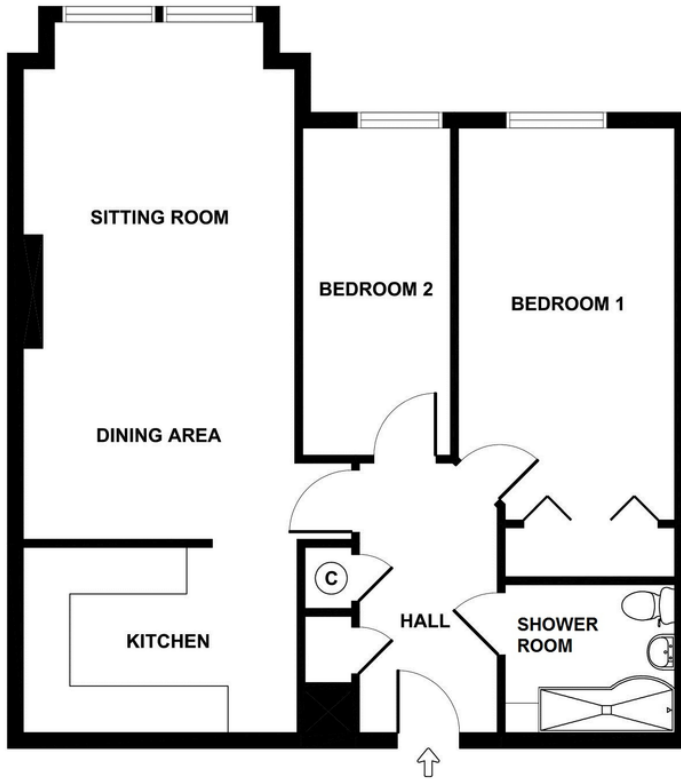
SERVICE CHARGE Details to be confirmed by our client.

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.

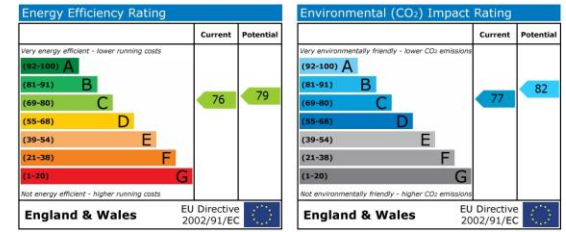
FINANCIAL SERVICES Dale Eddison Limited and Linley and Simpson Sales Limited are Introducer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage 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.





17 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.



**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.