



The Lawns, Skipton Road, Ilkley
No Chain £265,000





17 The Lawns

Skipton Road

Ilkley

LS29 9EW

AN IMMACULATELY PRESENTED TWO BEDROOMED APARTMENT FEATURING A PRIVATE BALCONY AND ALLOCATED OFF STREET PARKING SPACE, LOCATED ON THE SOUTH SIDE OF THIS HIGHLY REGARDED RETIREMENT DEVELOPMENT

The Lawns is a purpose built development for the over 55s and features a range of facilities such as a residents lounge with adjoining kitchen, library, communal store room and guest suites are available to visiting family and friends. With lift access, this second floor apartment comprises a private entrance hall, sitting room with sliding glazed door to the south facing balcony, two bedrooms with fitted wardrobes, well equipped kitchen and a recently installed shower room. 17 The Lawns enjoys stunning views towards Ilkley Moor and includes an 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. 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 Leeds and Bradford city centres.

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

GROUND FLOOR

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



SECOND FLOOR

PRIVATE ENTRANCE HALL 19' 5" x 3' 10" (5.92m x 1.17m)

With ceiling coving. Useful recessed cupboard housing the water cylinder.

SITTING ROOM 14' 5" x 12' 7" (4.39m x 3.84m) A sizeable reception room featuring a wall mounted video entry system and ceiling coving. Sliding glazed door leads to:-

BALCONY A private south-facing balcony enclosed by iron railings provides an outstanding outlook over Ilkley town centre and towards the Moor.

KITCHEN 10' 9" x 6' 0" (3.28m x 1.83m) A well equipped kitchen comprising a range of base and wall units with concealed lighting, co-ordinating work surfaces and tiled splashback. Appliances include an oven with four ring electric hob and cooker hood over, integrated fridge freezer and Bosch automatic washing machine. Window to the rear elevation.

BEDROOM ONE 10' 10" x 9' 1" (3.3m x 2.77m) An ample double bedroom including a range of fitted wardrobes with co-ordinating dressing table and drawers. Window to the rear elevation providing a fantastic view over Ilkley Bowling Club.

BEDROOM TWO 9' 10" x 8' 4" (3m x 2.54m) Having fitted wardrobes. Window to the rear elevation providing a pleasant outlook.

SHOWER ROOM 6' 2" x 5' 6" (1.88m x 1.68m) Smartly presented and comprising a walk-in shower with sliding glass door and grab rail. Hand wash basin and a low suite wc. Heated towel rail and mirror fronted cabinet.

RESIDENTS' AMENITIES The Lawns provides many shared amenities for the residents including a generous lounge and kitchen with an outside patio area and two guest bedrooms that can be booked for a modest charge for visitors.

OUTSIDE

PARKING 17 The Lawns includes an allocated off street parking space.

TENURE We understand the property is held on a 999 year lease dating from 2003.

SERVICE CHARGE Awaiting further information from our client.

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.

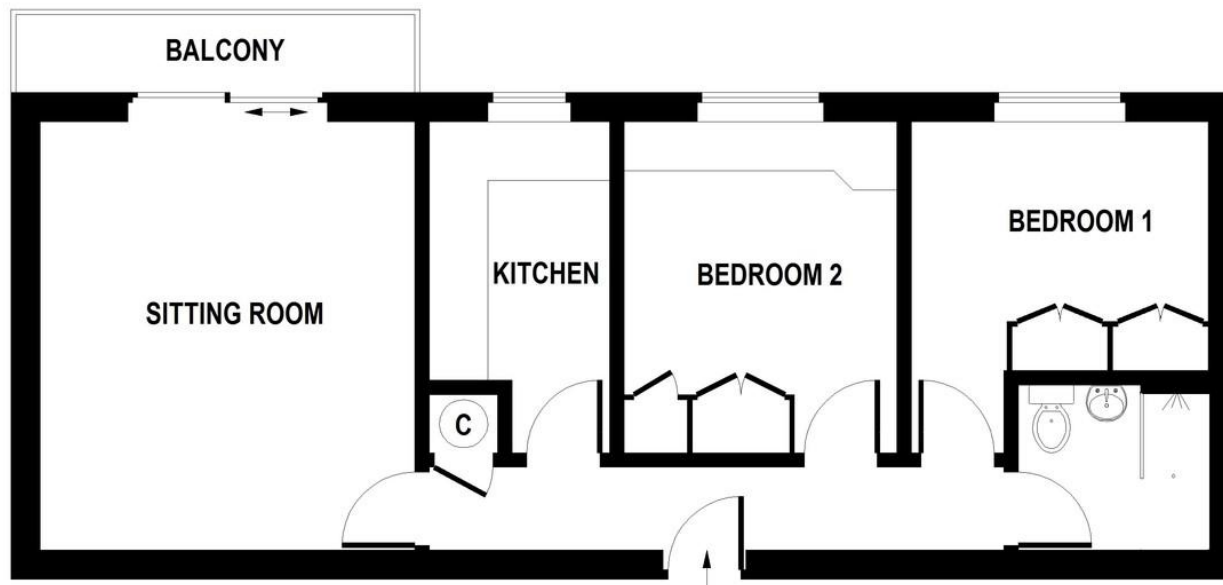
LOCATION From Dale Eddison's Ilkley office proceed down Brook Street and turn left into Church Street at the traffic lights. Continue for about 300 metres and The Lawns is located on the left hand side about 100 metres beyond the junction with Cunliffe Road.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	69	
(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	

17 THE LAWNS

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 351195)

**Dale
Eddison**

ILKLEY OFFICE

15 The Grove

Ilkley

LS29 9LW

01943 817642

ilkley@daleeddison.co.uk