



56 Emmandjay Court, Valley Drive, Ilkley, LS29 8PF
No Chain £285,000





A LOVELY TWO BEDROOMED SECOND FLOOR RETIREMENT APARTMENT PROVIDING THOUGHTFULLY DESIGNED ACCOMMODATION, ENJOYING SOME FANTASTIC VIEWS TOWARDS BOTH ILKLEY MOOR AND MIDDLETON

Occupying an enviable position on the second floor of this purpose built retirement development, 56 Emmandjay Court features a private balcony with a lovely westerly aspect. The apartment comprises a private entrance hall with useful cloaks cupboard, sitting room with glazed door to balcony, adjoining kitchen, double bedroom with en suite wet room, second bedroom and a bathroom. Externally there are beautifully maintained landscaped communal gardens, seating areas and car park. Emmandjay Court offers a wide range of services including a residents' lounge, café bistro, hairdressers, buggy storage area and 24 hour on-site staff who provide emergency responses and day to day support if required.

Ben Rhydding is to be found on the eastern side of Ilkley. A most desirable community in its own right, favoured for its village feel with good local shops, one of the districts most sought after primary schools, a church, train station and Wheatley Arms Hotel. Ilkley town centre is approximately a mile away and offers more comprehensive shops, restaurants, boutique cinema, cafes and everyday amenities including two supermarkets, health centre, 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 both Leeds and Bradford city centres.



The accommodation has GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING, VIDEO ENTRY PHONE, EMERGENCY CALL SYSTEM and with approximate room sizes, comprises:-

GROUND FLOOR

COMMUNAL ENTRANCE With a reception area, residents' lounge, café bistro with sun terrace area, hair salon, library / IT area, buggy storage and recharging facilities, laundry and guest suite. Lift and stair access to the upper floors.

SECOND FLOOR

PRIVATE ENTRANCE HALL 11' 6" x 5' 4" (3.51m x 1.63m) An inviting entrance hall including ceiling coving and a useful recessed store cupboard.

OPEN PLAN SITTING ROOM AND KITCHEN 21' 10" x 15' 4" (6.65m x 4.67m) Comprising:-

SITTING ROOM 15' 4" x 12' 11" (4.67m x 3.94m) Featuring a wall light point and ceiling coving. Video entry system. Window to the rear elevation providing far reaching views. A glazed door to the rear elevation leads to:-

BALCONY A decked balcony with railings having a lovely westerly aspect and an outlook towards both Ilkley Moor and Middleton.

KITCHEN 17' 6" x 8' 11" (5.33m x 2.72m) Comprising a good range of base and wall units with concealed lighting, co-ordinating work surfaces and tiled splashback. Integrated Zanussi appliances include an oven, four ring ceramic hob with cooker hood over, fridge, freezer, dishwasher and Hotpoint washer dryer. Recessed spotlights, ceiling coving and a wall light point. Ample space for a dining table.

BEDROOM ONE 17' 4" Maximum x 10' 5" (5.28m x 3.18m) A spacious double bedroom featuring fitted wardrobes and co-ordinating chest of drawers. Ceiling coving. Window to the rear elevation providing a pleasant outlook towards Middleton.

EN SUITE WET ROOM 9' 10" Maximum x 8' 3" (3m x 2.51m) Well appointed and comprising a walk-in shower with glass screen, hand wash basin and low suite wc. Shaver point. Recessed spotlights.

BEDROOM TWO 10' 6" x 6' 2" (3.2m x 1.88m) Including a fitted wardrobe. Ceiling coving. Window to the rear elevation providing an outlook over the communal gardens.

BATHROOM 7' 3" x 5' 5" (2.21m x 1.65m) Smartly presented and comprising a bath, hand wash basin and a low suite wc. Shaver point and recessed spotlights.

OUTSIDE

PARKING To the front of the building is a communal car park.

COMMUNAL GARDENS Emmandjay Court is set within beautifully maintained landscaped gardens with seating areas 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.

TENURE The property is held on a 125 year lease dated from January 2012. We are advised the current ground rent is £445.20 per annum and this is reviewed every five years; the next review date will be April 2022.

SERVICE CHARGE The current service charge is £542.43 per month (which includes £253.94 per month for wellbeing and covers emergency assistance and the organisation of activities and events). The service charge includes the buildings insurance, external window cleaning, water, hot water and heating, security including door entry system and external lighting. The heating, lighting, cleaning and maintenance of the communal areas, maintenance of external areas including communal gardens and parking areas. Residents are responsible for their own electricity.

EMMANDJAY COURT Emmandjay Court has dedicated on site staff 24 hours a day to provide emergency response as well as day to day care and support if required. Additional support including cleaning, laundry services and shopping can be provided on a regular basis or as and when required. Shopping and groceries can even be delivered to individual apartments.

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 an eastwards direction into Station Road and at the mini roundabout continue into Springs Lane. Springs Lane runs into Bolling Road and after about a mile bears left by the shops at Ben Rhydding. Continue under the railway bridge and take the first turning left into Valley Drive. Emmandjay Court is located on the right hand side.





56 Emmandjay Court

Approximate gross internal floor area
71 sqm / 764.2 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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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 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.



**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.