



**Listers Court, Cunliffe Road, Ilkley**  
**No Chain £254,950**



# 34 Listers Court

## Cunliffe Road

### Ilkley

### LS29 9DZ

**A LOVELY TWO BEDROOMED SECOND FLOOR APARTMENT APPOINTED TO A HIGH STANDARD THROUGHOUT, LOCATED ON THE WESTERN SIDE OF THIS HIGHLY REGARDED RETIREMENT DEVELOPMENT**

With a delightful westerly outlook over Ilkley Bowling Club and towards the moors beyond, this charming second floor apartment forms part of a sought after retirement development provides residents with access to facilities such as a residents lounge, laundry, car park and beautifully maintained communal gardens. The accommodation comprises an entrance hall with cloakroom, sitting room, well appointed kitchen, two bedrooms and a shower room. Listers Court is situated in the heart of Ilkley town centre, with a short stroll from shops, cafés and the train station.



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 both 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** With lift and stair access to the upper floors.

## SECOND FLOOR

**PRIVATE RECEPTION HALL** 10' 3" x 5' 10" (3.12m x 1.78m)  
An inviting reception hall with a useful cloaks cupboard and an additional store cupboard housing the hot water cylinder. Ceiling coving.

**SITTING ROOM** 19' 8" x 11' 6" (5.99m x 3.51m) Featuring an electric fire with marble surround and hearth. Wall light points and ceiling coving. Two windows to the side elevation providing a pleasant outlook over Ilkley Bowling Club. An archway leads to :-

**KITCHEN** 11' 6" x 7' 11" (3.51m x 2.41m) A highly appointed Adams Tebb kitchen providing a good range of base and wall units with co-ordinating work surfaces and concealed lighting and a tiled splashback. Appliances include a Bosch oven and grill, ceramic hob with hood over, dishwasher, washing machine and fridge freezer.

**BEDROOM ONE** 16' 8" x 9' 0" (5.08m x 2.74m) A spacious double bedroom including a useful recessed wardrobe and a window to the side elevation, providing a lovely aspect.

**BEDROOM TWO** 16' 9" x 6' 3" (5.11m x 1.91m) With ceiling coving and a window to the side elevation.

**SHOWER ROOM** Smartly presented and comprising a walk in shower with glass screen, hand wash basin set within vanity unit, high level w.c, heated towel rail and recessed spotlights.

## OUTSIDE

**PARKING** Residents of Listers Court enjoy access to a communal car park.

**COMMUNAL GARDENS** Listers Court stands within beautifully maintained and principally lawned communal grounds.

**TENURE** We understand the property to be Leasehold with the balance of a 189 year lease from 1991.

**SERVICE CHARGE** We understand the current service charge (April 2020 to March 2021) is a figure of £247.47 per month and this covers such items as buildings insurance, cleaning, decorating and lighting of the common areas, external window cleaning, servicing and maintenance of the lift, gardening, water charges and the services of the resident manager. Day to day management of the development is undertaken by Listers Court Management Company in conjunction with Adair Paxton in Leeds.

**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.

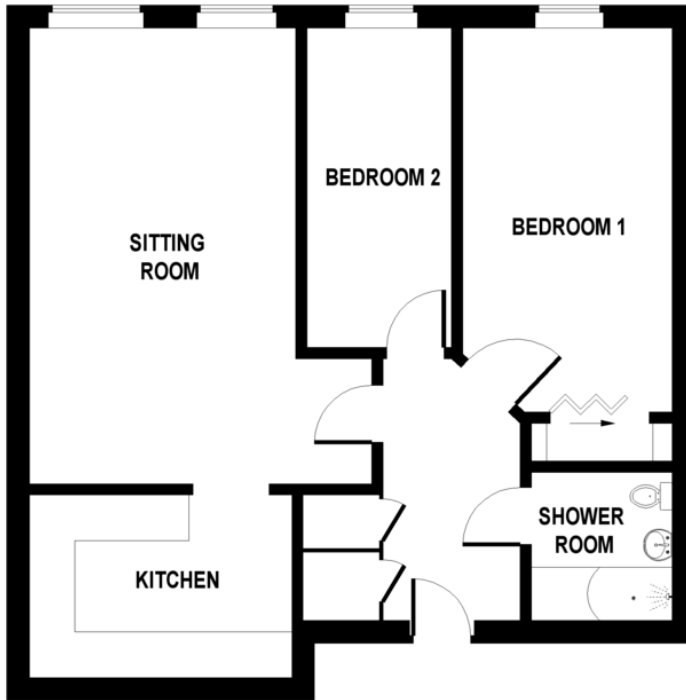
**PLEASE NOTE** The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore 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 travel westwards along The Grove. After about 300 metres turn right into Cunliffe Road. Listers Court is towards the bottom of Cunliffe Road on the left hand side.

**MONEY LAUNDERING REGULATIONS** 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.

**REFERRAL FEES** Dale Eddison offer a clear and transparent policy. As such please note that we may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their services to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions. We routinely refer buyers to the Mortgage Advice Bureau (MAB). You can decide whether you choose to deal with the MAB or not. Should you decide to use the MAB and complete a mortgage application, Dale Eddison Ltd will receive a payment of £250.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 34 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. (ID 346378 )

**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.