



3 Elmsley Lodge, Clevedon, Ben Rhydding Drive, Ilkley, LS29 8AJ
Guide Price £340,000





AN EXCEPTIONAL GROUND FLOOR RETIREMENT APARTMENT OFFERING GENEROUSLY PROPORTIONED TWO BEDROOMED ACCOMMODATION IN A LOVELY SEMI RURAL SETTING WITH A PLEASANT OUTLOOK OVER MAINTAINED GROUNDS AND CONVENIENTLY LOCATED CLOSE TO THE MAIN HOUSE

This development offers a fantastic opportunity to retire with an exclusive lifestyle and a wonderful setting. Apartment 3 comprises a generously proportioned ground floor apartment with a good sized hallway, an elegant sitting room, a luxury fitted kitchen with integrated appliances, master bedroom with en suite shower room, further bedroom and bathroom. The apartment has recently been redecorated throughout and has new carpets. As a resident of this unique village, you will have access to an outstanding range of amenities including restaurant, bistro bar, lounge, a library, health and wellbeing centre, tennis courts, fitness suite and swimming pool. For those wishing to retire in style, there can be no better place.



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, Ilkley is regarded as an ideal base for the Leeds/Bradford commuter. A regular train service runs from the town to both cities. Please note that a monthly management charge and deferred fees apply to all properties. Full details are available from the village. Care packages are available at an additional cost.

The accommodation is appointed to a very high standard with **GAS FIRED CENTRAL HEATING** and **SEALED UNIT DOUBLE GLAZING** and with approximate room sizes, comprises:-

GROUND FLOOR

COMMUNAL ENTRANCE With a telephone entry system.

WELCOMING RECEPTION HALL With a cloaks cupboard and further cupboard housing the central heating boiler. Moulded ceiling cornice.

SITTING ROOM 14' 10" x 13' 5" (4.52m x 4.09m) A spacious south-facing room with double doors leading to a patio and further window to the side elevation.

KITCHEN 12' 8" x 7' 10" (3.86m x 2.39m) Equipped to a high standard with an extensive range of base and wall units with coordinating work surfaces and a stainless steel sink unit with mixer tap. Ample space for a breakfast table. Integrated appliances include an oven, microwave, hob with filter hood over, fridge freezer and automatic washer dryer. Window to the side elevation.

MASTER BEDROOM 14' 10" x 10' 8" (4.52m x 3.25m) With fitted wardrobes and a dual aspect with windows to both the front and side elevations.

EN SUITE SHOWER ROOM With a tiled shower cubicle, low suite wc and wash basin. Chrome heated towel rail and recessed spotlights.

BEDROOM TWO 9' 4" x 9' 2" (2.84m x 2.79m) With a window to the front elevation.

BATHROOM Comprising a panelled bath, hand wash basin and low suite wc. Ceramic tiling to the floor and walls. Chrome heated towel rail and recessed spotlights.

ADDITIONAL AMENITIES Residents of Clevedon Retirement Village have access to a wide range of on site amenities including a restaurant, bistro bar, residents lounge and library. Access to the indoor swimming pool with a pool side sauna and health and wellbeing centre, fitness suite and tennis courts are also available.

TENURE The property is Leasehold. We are advised that the annual ground rent is £100 and that the monthly management fee is £788.46.

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.

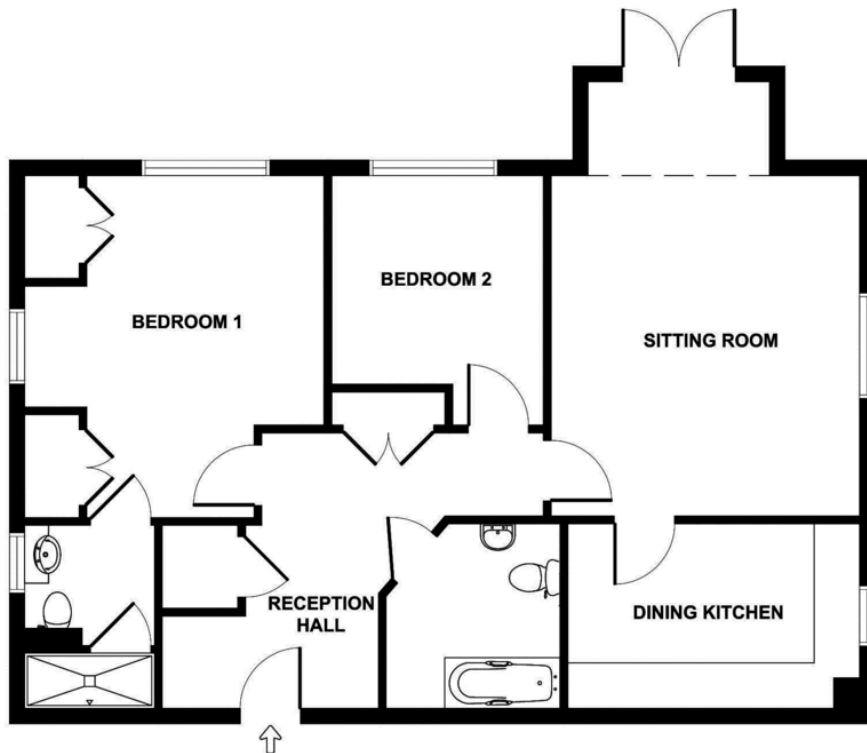
LOCATION From Dale Eddison's Ilkley office proceed in an eastwards direction and at the mini roundabout continue straight ahead into Springs Lane, passing Tesco on the left hand side. Continue for about a mile to Ben Rhydding and just beyond the parade of shops, turn right into Wheatley Lane, then bear left passing through a pair of stone gate posts. Clevedon Retirement Village is located at the end of Ben Rhydding Drive.

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 chose 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.





3 ELSLEY LODGE

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Dale
Eddison**

ILKLEY OFFICE

15 The Grove
 Ilkley
 LS29 9LW
01943 817642
ilkley@daleeddison.co.uk

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.