DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £445,000

- Luxury one bedroom third floor apartment
- Sought after location in the heart of Ilkley
- Fantastic open plan living
- Southerly facing balcony
- Spacious bedroom with ensuite shower room
- Covered parking space

11 Wells Court, Wells Promenade, Ilkley

A fabulous third floor, luxury one bedroom apartment enjoying fantastic dual aspect opening plan living, southerly facing balcony with views up Wells Road towards Ilkley Moor, and the advantage of lift access and a covered resident's parking space.

1-5 The Grove, Ilkley, West Yorkshire, LS29 9HS
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Email: ilkley@dacres.co.uk

dacres.co.uk







11 Wells Court, Wells Promenade, Ilkley, West Yorkshire, LS29 9LG

Skipton 10 miles, Harrogate 17 miles, Leeds 17 miles (all distances approximate)

General remarks

This smartly appointed third floor apartment enjoys an elevated position with triple aspects in this centrally located development in the heart of Ilkley. The communal entrance hall has both stair lift and lift access to the upper floors. On entering the apartment, the accommodation in brief includes: an entrance hall with cloakroom/WC, a stunning and spacious open plan living dining kitchen space featuring a modern fitted kitchen with breakfast bar, dining area with direct access to the southerly facing balcony, and sitting area enjoying elevated easterly views. The apartment's large double bedroom enjoys views towards Middleton woods and Beamsley Beacon beyond as well as a luxury ensuite shower room.

Wells Court was built upon the site of a former hotel in the early 1960s and comprises a purpose-built development of apartments and townhouses.

The property is positioned in a fantastic, central town location only a few moments' walk to the many amenities that Ilkley has to offer including the train and bus station, while in the opposite direction Ilkley Moor is also nearby at the top of Wells Road. Ilkley provides a wide range of shops, restaurants, cafes, supermarkets and general amenities. The town has an excellent range of sporting and recreational facilities as well as many excellent walks to be enjoyed through the surrounding countryside, woodland and moorland. The Yorkshire Dales National Park is less than 6 miles distant. Regular commuter rail services to Leeds / Bradford city centres and buses to surrounding towns are available from Ilkley station.

Directions

From the front door of our office on The Grove in Ilkley town centre, proceed up Wells Promenade. Wells Court is located after a short distance on the left hand side.
What3words typed.hamster.demanding

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council, Council Tax Band E

Tenure, Services & Parking

- Leasehold
- Length of lease: 999 years from 01 April 1964
- Annual Service charge 2025: £3,217.14 (paid bi-annually - service charge for 6 month period 01 Jul 2025 – 31 Dec 2025: £1,608.57)
- Annual ground rent: £10
- The property is located within the Ilkley conservation area
- There are some restrictions to the keeping of pets
- Mains electricity, water and drainage are installed. Please be aware there is no gas connection to the property.
- One covered parking space.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

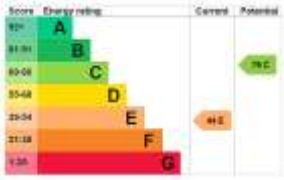
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.
Dacres Ref: ILK230237





Floorplans





Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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