



24 All Saints Court, Ilkley

A very well appointed and spacious, ground floor, two bedroom apartment in this popular and desirable development, positioned in this most convenient location with the advantage of an allocated parking space.

Guide Price £275,000

- No onward chain
- Ground floor apartment in prestigious development
- Spacious sitting room
- Two good sized bedrooms, including primary with en-suite
- Allocated parking space
- Communal gardens
- Convenient location

1-5 The Grove, Ilkley, West Yorkshire, LS29 9HS

Tel: 01943 600655

Email: ilkley@dacres.co.uk



24 All Saints Court, Ilkley, West Yorkshire, LS29 8DT

Skipton 10 miles, Bradford 14 miles, Leeds 16 miles,
Harrogate 18 miles (all distances approximate)

General Remarks

Conveniently located only a short stroll from Ilkley town centre with its many amenities and transport links is this most appealing, two bedroom, ground floor apartment enjoying an excellent position within this highly regarded

development. The accommodation in brief includes a communal entrance hall with intercom. Within the apartment there is an inner hall giving access to a good sized living room with French doors and Juliette style opening. A fitted kitchen has a serving hatch to the living room. There is a generous primary bedroom with modern en-suite shower room, a further double bedroom, modern house bathroom, and a useful storage cupboard. To the outside the development is set within landscaped grounds and this apartment has the added advantage of an allocated parking space plus use of visitor parking.

All Saints Court is situated in an extremely convenient location with Booths Supermarket opposite and Ilkley town centre with its very wide range of shops, restaurants, cafes and general amenities being only a short walk away. There are also some delightful walks to be enjoyed from the development through a network of riverside footpaths which lead to Ilkley's riverside parks and recreational fields, and over a footbridge to the famous Middleton Bluebell Woods. There are many other walks to be enjoyed through the woodland, moorland and countryside surrounding Ilkley and the Yorkshire Dales National Park is less than six miles from the town. Ilkley

Directions

From our office in the centre of town proceed down to the main traffic lights and turn right onto Leeds Road. Continue ahead passing through a pair of pelican crossings and the traffic lights by Booths Supermarket. Take the next left after the traffic light, turn left again into the car park area of All Saints Court.

What3words: discouraged.unlisted.slightly

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Leasehold. Terms of Lease: 999 years from 1 January 2007
- Annual Ground Rent: £330.06 from 01/01/2026 to 31/12/2026
- Annual Service Charge: £1,560.00 from 01/10/2025 to 30/09/2026
- The lease prevents the keeping of any animal or bird other than normal domestic pets and then only with the prior written consent of the Landlord, which may be revoked at the Landlord's discretion.
- All mains services are installed with gas fired central heating
- Allocated 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.

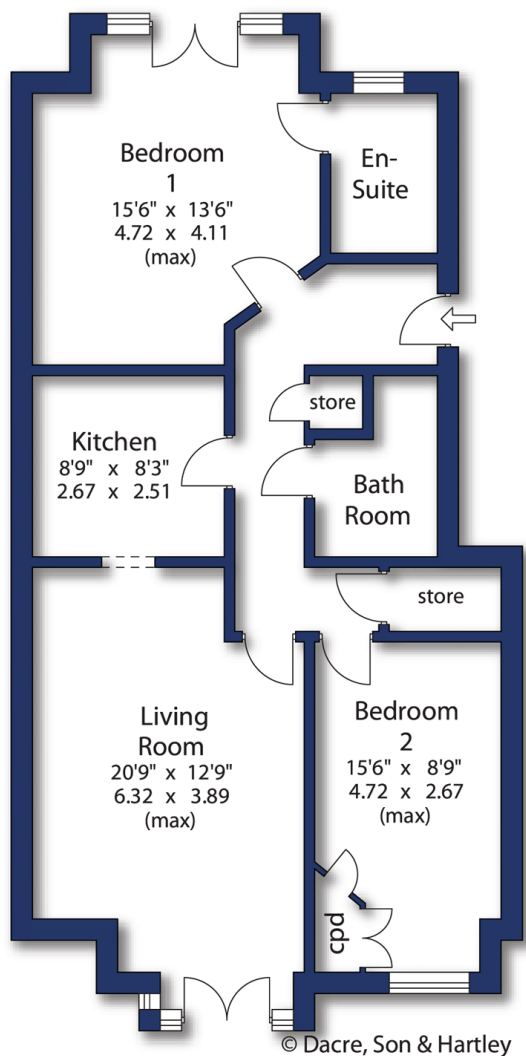
Referral fees

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.

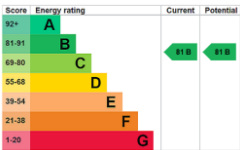
Dacres Ref: ILK250465



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.



Contact us

01943 600655

ilkley@dacres.co.uk