DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £230,000

- Light and spacious ground floor apartment
- Generous reception room with separate kitchen
- Two double bedrooms and house shower room
- Attractive communal gardens and parking space
- Close to Ilkley moor yet within walking distance of town centre amenities

4 Regency Court, Ilkley

Located in this highly desirable development close to Ilkley moor, this light and spacious ground floor apartment has the advantage of direct access to communal gardens and an allocated parking space.

1-5 The Grove, Ilkley, West Yorkshire, LS29 9HS
Tel: 01943 600655
Email: ilkley@dacres.co.uk







4 Regency Court, Ilkley, West Yorkshire, LS29 9TE

Skipton 10.5 miles, Leeds 17 miles, Harrogate 18 miles (all distances approximate)

General remarks

4 Regency Court offers well-proportioned two bedroom accommodation which is now in need of some modernisation. This light and spacious ground floor apartment includes an entrance hall with feature alcove, a fitted kitchen, double doors lead to a generous reception room with gas fireplace and French doors opening to the attractive communal gardens. There is a shower room along with two double bedrooms, one of which has double doors also opening to the communal gardens and seating area. Outside, the property benefits from an elevated position within the well-maintained communal gardens as well as an allocated parking space.

Regency Court is an attractive development of purpose-built apartments situated in a well-regarded residential neighbourhood on the southern fringe of Ilkley, a stone's throw from the famous Ilkley Moor. The town centre is within walking distance and provides an excellent range of shops, restaurants, cafes, supermarkets and general amenities. The town has popular schools for all ages and a very wide range of sporting and recreational facilities and cultural events. There are some superb walks to be enjoyed over the nearby moors and the Yorkshire Dales National Park and the Duke of Devonshire's Bolton Abbey Estate is less than 6 miles from the town. Regular commuter rail services to Leeds / Bradford city centres and buses to surrounding towns are available from Ilkley station, and for travel further afield Leeds Bradford International Airport is circa 10 miles away.

Directions

From our offices on The Grove in Ilkley town centre proceed to the top of Wells Road, crossing two cattlegrids. Shortly after the second cattlegrid follow the road round to the right onto Queens Road. The entrance to Regency Court is located on the right hand side.
What3words: concerts.serenade.soaps

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council
- Council Tax Band E

Tenure, Services & Parking

- Leasehold
- Term: 999 years from 1 January 1999
- Annual service charge 2025: £2464.68
- All mains services are installed. Gas-fired central heating.
- One allocated parking space with additional guest parking available.

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

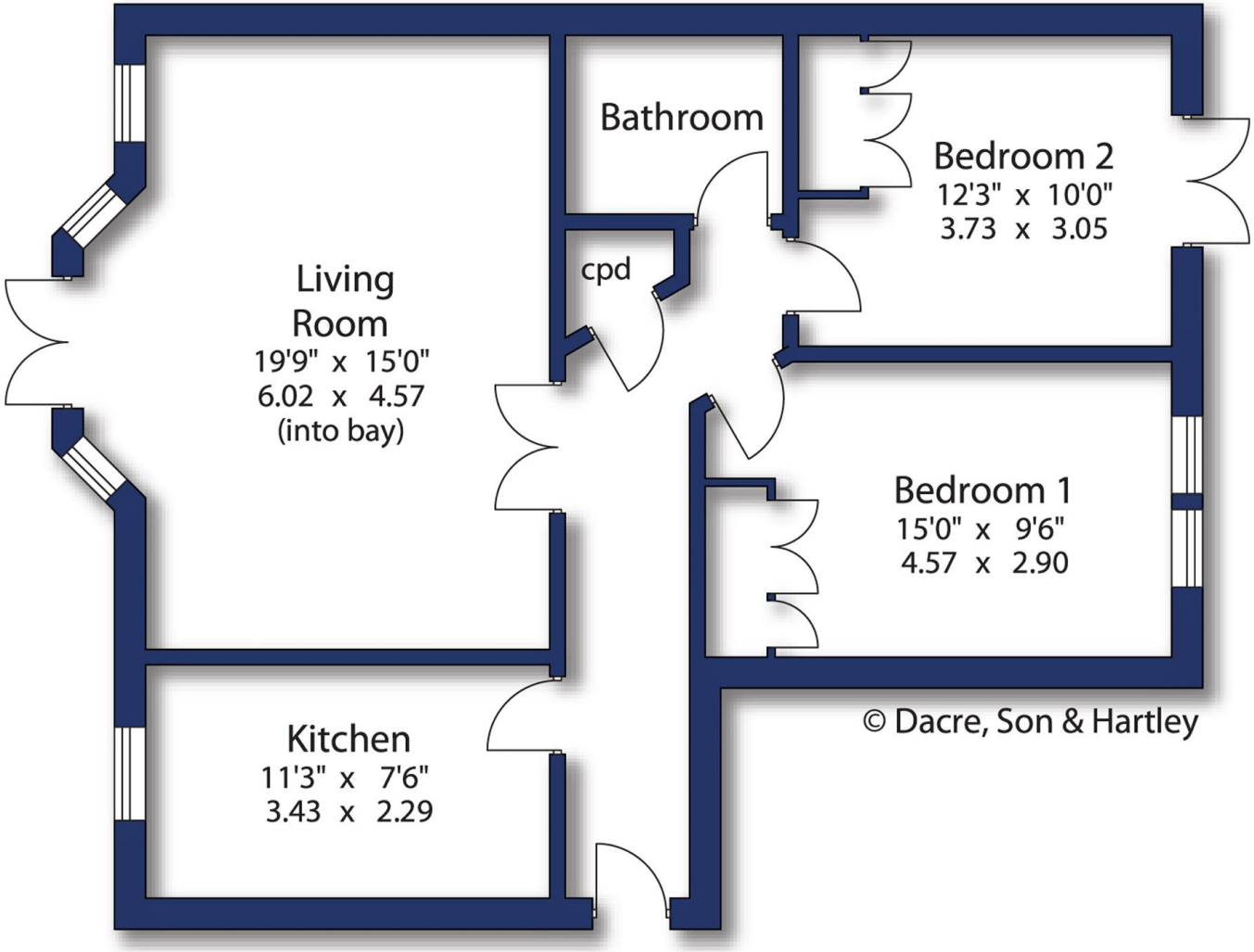
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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.

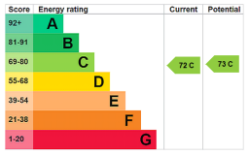
Dacres Ref: ILK250298





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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