



Guide Price £335,000

- Two bedroom apartment
- Smartly appointed
- Highly regarded development
- Ensuite shower room
- Allocated parking space
- Convenient town centre location
- Views over Ilkley bandstand

Flat 11, The Spa, The Grove, Ilkley

Very conveniently located in the heart of the town with a pleasant outlook over the bandstand gardens, this very smartly appointed, third floor apartment provides an excellent two bedroom home with an allocated parking space.

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

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Flat 11, The Spa, The Grove, Ilkley, West Yorkshire, LS29 9NQ

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

General Remarks

Fronting on to The Grove with the bandstand gardens to the side and easy access to many of Ilkley's central amenities, this well regarded development enjoys what must be one of the most convenient locations.

Apartment 11 is located on the third floor of the building and commands some pleasant aspects over the bandstand gardens. Accessed via a lift and staircase from a communal entrance hall on Back Parish Ghyll Road, the apartment provides a very practical, easily managed, two bedroom home ideal for those contemplating retirement or seeking a secure base within the town. The apartment briefly includes an entrance hall with storage cupboards, inner hall, delightful sitting room with large windows overlooking the bandstand, kitchen, master bedroom with en-suite shower room, second bedroom with fitted furniture and bathroom. Externally there is an allocated undercroft parking space.

The Grove is regarded as Ilkley's premier shopping thoroughfare and includes the famous Betty's Tearooms and there are also several popular restaurants close by. Ilkley town centre provides a wide range of shops, supermarkets and general amenities and has a railway station from where there are regular commuter rail services to Leeds/Bradford city centres along with buses to surrounding towns. Ilkley also boasts a very wide range of sporting and recreational facilities and many cultural events. There are pleasant walks to be enjoyed through the countryside, woodland and moorland surrounding the town. The Yorkshire Dales National Park is less than 6 miles distant whilst Leeds/Bradford International Airport is circa 11 miles away.

Directions

From our offices on The Grove in Ilkley town centre, proceed in a westerly direction along The Grove, past Christchurch and the bandstand gardens opposite Betty's Cafe. Turn next left into Back Parish Ghyll Road and the entrance to The Spa building is located on the right hand side. What3words pictures.baseless.monument

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 (less 5 days) from 1 January 1992
- Annual Ground Rent: £60 (under review)
- Annual Service Charge: £2753 (under review)
- The lease prevents holiday letting.
- The lease prevents the keeping of pets other than one small dog or cat and/or cage bird and permission can be revoked at the landlord/management company's discretion.
- All mains services installed with gas fired central heating
- One allocated undercroft parking space
- The property is located within the Ilkley conservation area

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

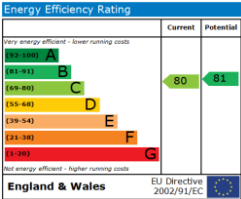
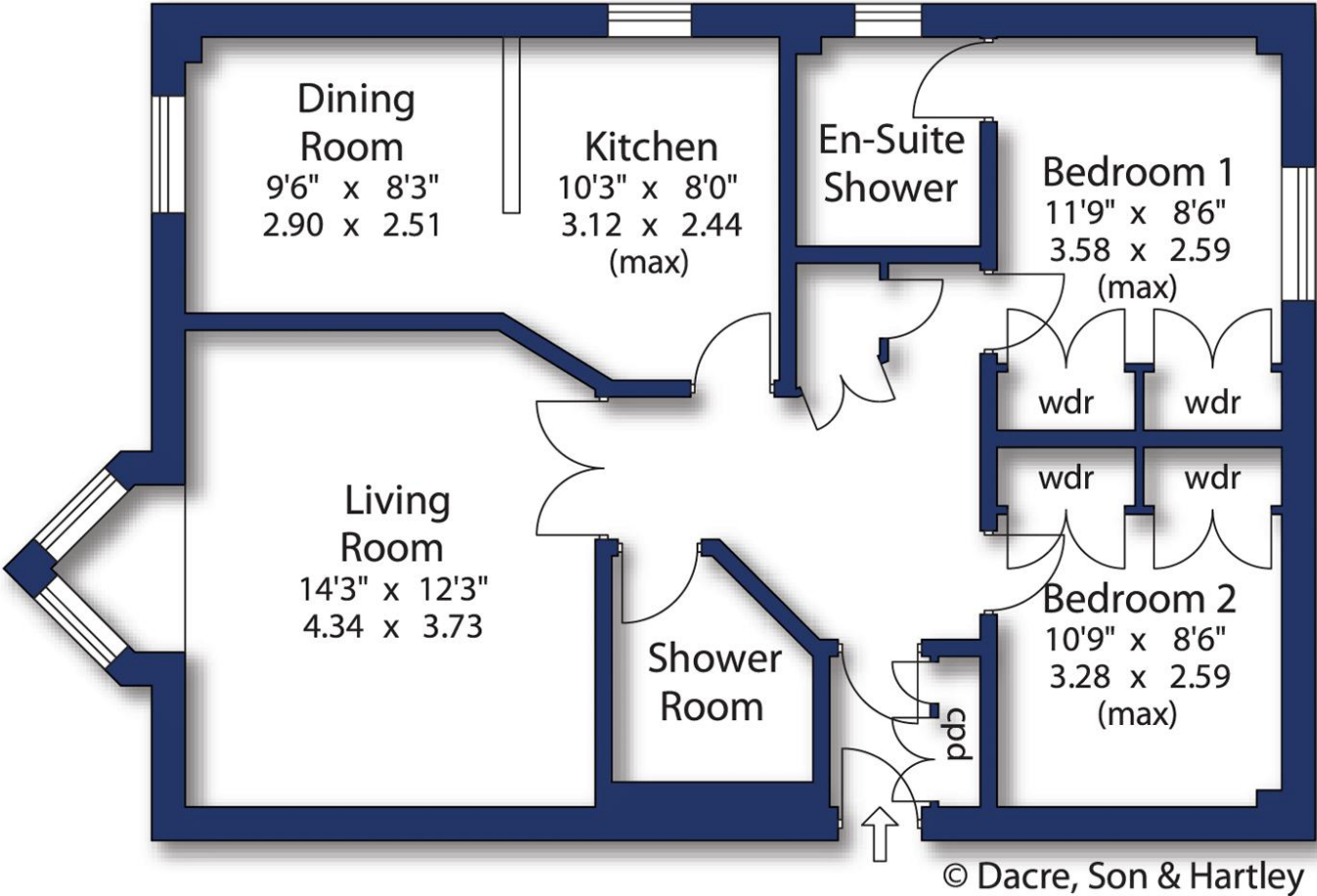
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract 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: ILK260020



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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