DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £325,000

- Large & attractive ground floor apartment in enviable location.
- Short walk to railway station, shops, Ilkley Moor and Tesco.
- Large, single garage to rear of attractive communal garden.
- overlooks the park opposite with view of the moors in the distance.
- Freehold owned and shared by the four flat owners.
- Completely renovated throughout in 2021/2022.
- No onward chain

Flat 2, Belgrave House, 42 Cowpasture Road, Ilkley

A spacious and stylishly presented two double bedroom, upper ground floor apartment, opposite parkland, with its elevated position providing superb far-reaching views and situated in a most convenient location only a short, easy walk from the town centre and Ilkley Moor. The property also has the rare asset of a modern single garage.

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

dacres.co.uk







Flat 2, Belgrave House, 42 Cowpasture Road, Ilkley, West Yorkshire, LS29 8TN

Skipton 10 miles, Harrogate 17 miles, Leeds 18 miles

(all distances approximate)

General Remarks

Being just one of four apartments, Flat 2 offers a most appealing home only a short, gentle stroll from Ilkley town centre with its wide range of amenities and transport links.

The property provides a well planned home that includes an exceptionally large lounge with bay window and far-reaching views across Ilkley town and beyond, two good sized bedrooms, house bathroom, and large modern fitted dining kitchen with a range of integral appliances. To the outside there are appealing communal gardens.

The apartment stands on the corner of Cow Pasture Road and Belle Vue and opposite a delightful small park. The location is extremely convenient being a short gentle walk from the town centre, railway station, the health centre, Ilkley Grammar School and Ilkley Moor.

Ilkley town centre provides a wide range of shops, restaurants, cafes, supermarkets and general amenities and has popular schools for all ages and a wide variety of sporting, recreational and cultural facilities. There are pleasant walks to be enjoyed through the countryside, woodland and moorland surrounding the town and the Yorkshire Dales National Park is less than six miles distant from Ilkley. Indeed, the town is considered an ideal base for commuters to Leeds/Bradford city centres to which regular rail services are available from Ilkley station along with buses to surrounding towns.

Directions

From our offices on The Grove in Ilkley town centre, proceed in an easterly direction past the railway station on the left and the Town Hall on the right and then, at the mini-roundabout, turn right into Cowpasture Road. Continue ahead for approximately 350 yards where the property will be found on the right hand side, on the corner of Cowpasture Road and Belle Vue, next to the post box. The entrance is off Belle Vue. What3words: stuff.prelude.enjoys

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council. Council Tax Band C

Tenure, Services & Parking

- Leasehold with 25% share of freehold. Terms of Lease: 999 years from 1 November 1981
- The owners of the four apartments jointly own the freehold of the building. The management company (formed by the four flat owners) is Belgrave House Management Company and the current service charge is £160 per month which covers building insurance, gardener and incidental repairs. There is no ground rent payable.
- The lease prevents sub letting
- The property is located within the Ilkley conservation area
- All mains services installed with gas fired central heating
- Garage and on street residents permit parking. Permits are obtained from Bradford Council at an annual cost.

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: ILK250184

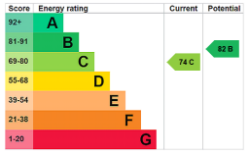




Floorplans



© Dacre, Son & Hartley



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