DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £361,500

- Fully fitted wool blend carpets
- Fully fitted kitchen with integrated appliances
- Fitted wardrobes to master bedrooms
- Spacious utility and storage cupboard
- Walk out balcony
- Audio visual security entry system with viewing monitor and controlled entry
- Sophisticated 24 hour call system linked directly to the onsite team
- Two lifts to all floors
- Onsite parking
- Pets welcome
- Landscaped gardens
- Protected by a 10 year NHBC warrant

Apartment 69, The Spindles, Bradford Road, Menston

Apartment 69 is a two bedroom en-suite apartment with walk-out balcony overlooking the beautifully landscaped gardens, located on the third floor. There are fully fitted 80% wool blend carpets throughout and a contemporary feature fireplace with integrated electric fire in the lounge. The master bedroom benefits from an en-suite shower room as well as fitted wardrobes, and the kitchen has a touch of luxury with Silestone quartz worktops.

Estate Office, Station Road, Burley In Wharfedale, Ilkley, LS29 7ND
Tel: 01943 862131
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dacres.co.uk







Apartment 69, The Spindles, Bradford Road, Menston, Ilkley, West Yorkshire, LS29 6GY

Harrogate 13 miles, Skipton 16 miles, Leeds 11 miles
(all distances approximate)

General Remarks

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The Spindles – A collection of 72 brand new one, two and three-bedroom retirement apartments, designed to help you make the most of every day, with an on-site support team available 24/7, 365 days a year.

Enjoy privacy of your own peaceful apartment, spend a relaxing afternoon in the on-site restaurant, stroll around the landscaped gardens, relax in the homeowners lounge or coffee lounge. There is also an activity studio, hairdressing salon, therapy suite and cinema room.

Each apartment is fully fitted with integrated appliances, feature fireplace, fully tiled walk in shower room, spacious storage cupboard and utility cupboard, fitted wardrobes to master bedroom. Outside there are beautiful landscaped gardens with summer house.

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Leasehold with a Lease of 250 years starting from 1st January 2023. A service and well-being charge of approximately £184 per week is payable and reviewed annually.
- Administration Fee is payable on resale of the property.
- The Communal Facilities Fee (CFF) at The Spindles is a fee payable upon the sale of your home or if there is a change of occupier so you can enjoy the facilities now but pay for them later. You do not have to pay anything until you choose to sell your apartment (or there is a change of occupier). The fee is 4% per annum, per year or part year of ownership, capped at 5 years (maximum 20%) of the achieved market price (or an agreed market valuation of the property).
- Tailored personal care packages are available at an additional cost.
- Adlington Retirement Living (ARL) is the developer and operator of The Spindles. ARL are members of the Associated Retirement Community Operators and aim to comply with the ARCO Consumer Code.
- Well behaved pets (small dog or a house cat) are permitted providing they do not cause a nuisance to neighbours.
- Mains electricity, water and drainage is installed. Electric heating is installed. There is no gas connection to the property.
- Residents parking

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

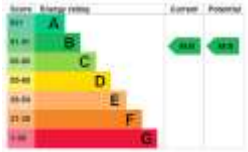
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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: ILK260131





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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