



2 Gilstead Court, Middleton Avenue, Ilkley

Enjoying a premium location in Middleton ideally located within walking distance of Ilkley town centre and pleasant riverside walks is this immaculately appointed and exclusive two bedroom apartment which benefits from its own private front door, outdoor terrace and garden and two off street tandem parking spaces.

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

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dacres.co.uk   



2 Gilstead Court, Middleton Avenue, Ilkley, West Yorkshire, LS29 0AD

Skipton 10 miles, Harrogate 16.5 miles, Leeds 17 miles
(all distances approximate)

Guide Price: £545,000

- Luxury two bedroom ground floor apartment
- Sought after location
- Private entrance
- Terrace and garden
- Off street parking for two cars



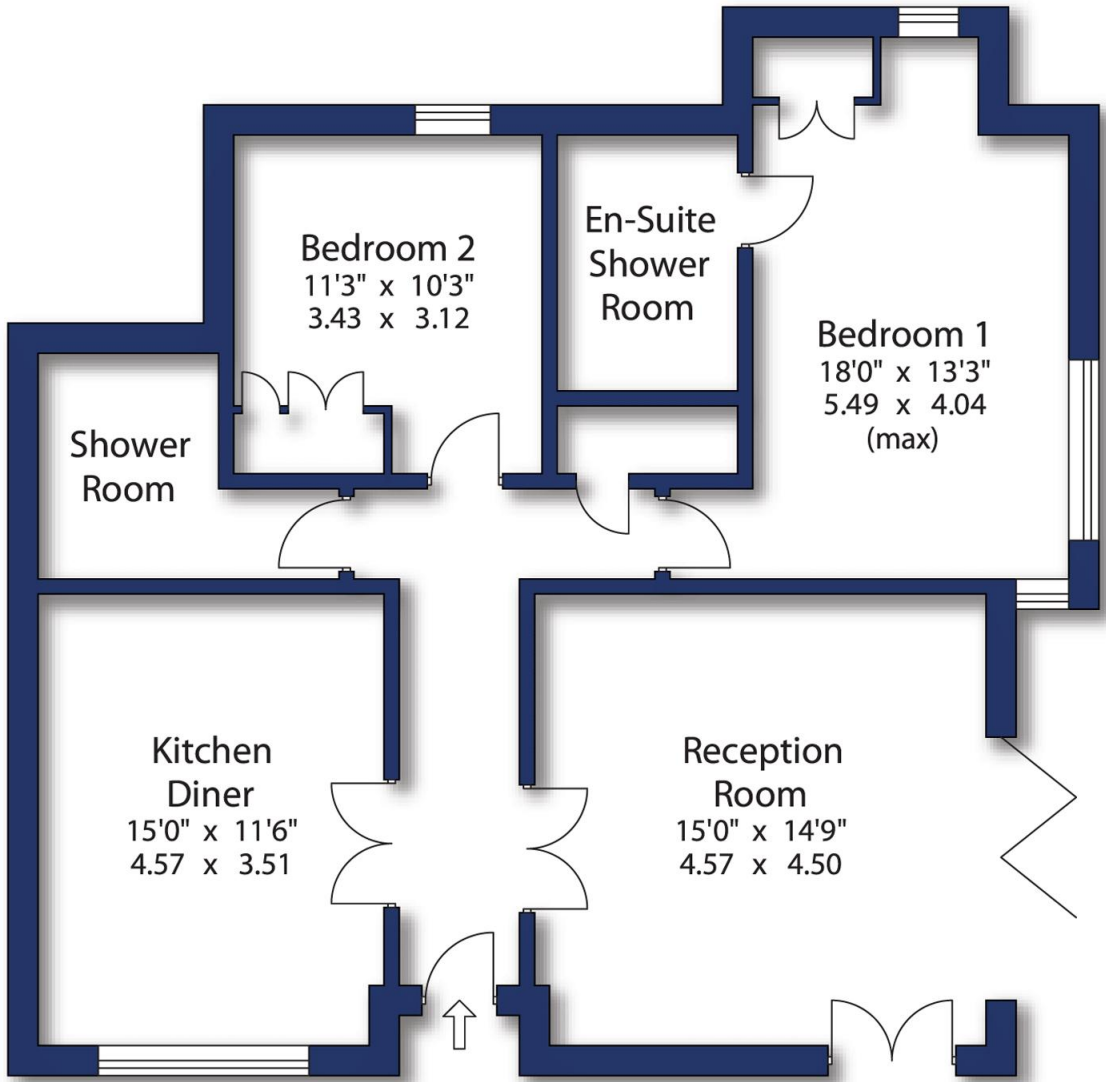
General remarks

This is a rare opportunity to acquire a premium apartment, immaculately presented throughout, in a desirable and conveniently positioned location with the property benefitting from its own private entrance and garden space. The accommodation in brief includes an entrance hall, sitting room with bi-folding doors opening to the terrace, modern fitted and open plan dining kitchen, spacious master bedroom with luxury ensuite, further double bedroom and luxury house bathroom.

To the outside, a paved path leads up to the front door whilst also providing access the lower level garden and raised terrace. To the side of the property there is driveway parking providing tandem parking for two cars.

Ilkley itself needs little introduction – the town occupying a beautiful setting in the heart of Wharfedale amidst some of the region's finest countryside. The former Victorian spa town enjoys a vibrant heart, with a comprehensive and colourful range of independent shops rubbing shoulders with high street brands. There is a comprehensive choice of restaurants, cafes and tea rooms supplementing recreational amenities which include an independent cinema and the popular Winter Gardens. From the town centre there are excellent rail services throughout the day into the local cities of Leeds and Bradford, with regular onward connections from the former to London Kings Cross. The Moors, River Wharfe and countryside all provide a wonderful backdrop for delightful walking or cycling.

Floorplans



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Mortgage
Advice Bureau

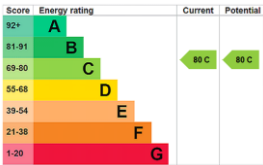
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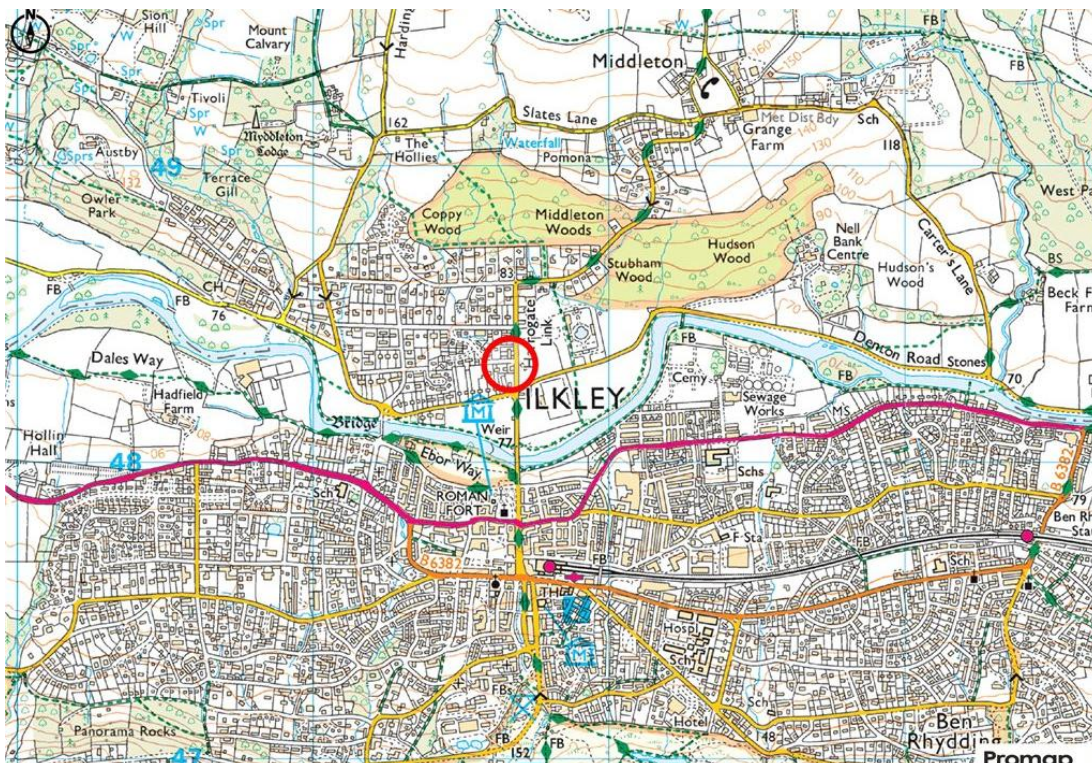
Dacres Surveys

Call for a quote
01943 885 400

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Contact us



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Directions

From our office in the centre of town proceed down Brook Street, through the main traffic lights and over the main river bridge, passing the junction with Denton Road. The property will be found after a short distance on the left hand side before the turning to Gilstead Way.

What3Words shorter.clutches.grounding

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Leasehold with a 33.33% Share of Freehold
- Terms of Lease: 999 years from 1st January 2010
- There is no management company or ground rent payable. House costs are shared with the other two properties; Apartment 2 is responsible for 28.84% of the costs. Buildings insurance is paid annually and split at the same percentage. For May 2025 - May 2026 the cost payable was £1,551.59 with Apartment 2 paying £447.48.
- The property is located within the Middleton Conservation Area.
- Tree preservation orders are in place
- Right of access granted through neighboring properties for maintenance
- One cat, dog or caged bird are permitted
- All mains services installed with gas fired central heating
- Tandem driveway parking for two cars

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: ILK250244