



Guide Price £237,500

- Light and spacious ground floor apartment
- Open plan living space with modern fitted kitchen
- Two double bedrooms and shower room
- Attractive communal gardens and parking space
- Close to Ilkley moor yet within walking distance of town centre amenities

19 Regency Court, Ilkley

A light and spacious ground floor apartment with two double bedrooms and allocated parking space located in this highly desirable development close to Ilkley moor.

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19 Regency Court, Ilkley, LS29 9TE

Skipton 10 miles, Harrogate 18 miles, Leeds 19 miles
(all distances approximate)

General remarks

19 Regency Court offers well-proportioned two-bedroom accommodation with a bright and spacious open-plan layout, ideally suited to modern living.

The accommodation comprises an entrance hall and a generous reception room featuring French double doors. This opens to the front of the property and an open plan lounge and new modern kitchen, creating an abundance of natural light and a seamless connection to the outside space.

There are two spacious double bedrooms together with a shower room. Externally, the property benefits from a paved seating area to the front, as well as access to the beautifully maintained communal gardens and an allocated parking space.

Regency Court is an attractive development of purpose-built apartments situated within a well-established residential neighbourhood on the southern fringe of Ilkley, close to the famous Ilkley Moor.

The town centre is within walking distance and offers an excellent selection of shops, restaurants, cafés, supermarkets, and everyday amenities. Ilkley is also highly regarded for its excellent schools catering to all ages, together with an extensive range of sporting, recreational, and cultural facilities.

The surrounding area provides exceptional opportunities for outdoor pursuits, with scenic walks across Ilkley Moors and within the Yorkshire Dales National Park. The historic Bolton Abbey Estate, part of the Duke of Devonshire's estate, lies less than six miles from the town.

For commuters, regular rail services connect Ilkley with Leeds and Bradford city centres, while local bus routes provide access to surrounding towns. Leeds Bradford Airport is approximately ten miles away, offering convenient connections for national and international travel.

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Leasehold. Length of lease: 999 years from 1 January 1999
- Quarterly service charge from 01 Dec 2025 to 28 Feb 2026 was £690.48. £2,761.92 per annum.
- Ground Rent: peppercorn.
- The lease permits the keeping of one small dog, cat or caged bird. Any other pet requires written consent from the Management Company.
- The lease states that the property may only be used for private residential purposes.
- Mains electricity, water and drainage 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

Checks for flooding in England indicate the long term flood risks for this property are low. For further 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.

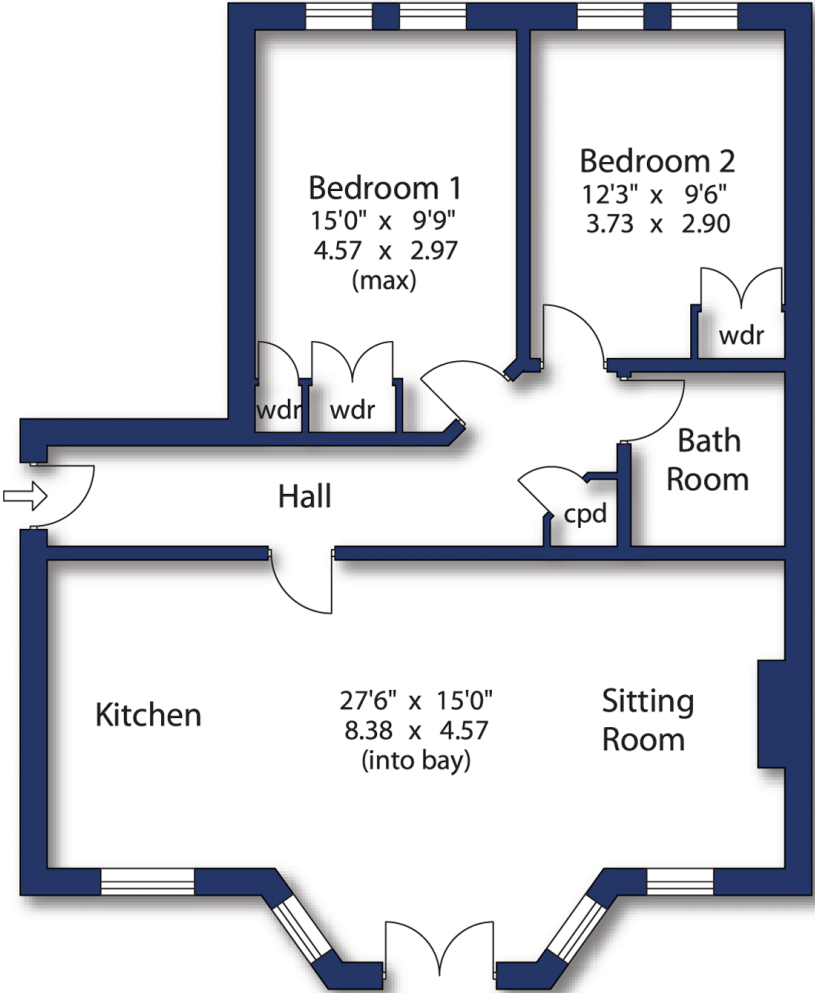
Referral fees

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.

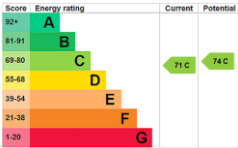
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Floorplans



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