DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £350,000

- Ground floor apartment
- Two bedrooms
- Generous living accommodation
- Allocated under croft parking space
- Communal grounds
- Desirable area of Ilkley
- Convenient walking distance to town centre

5 Heather Court, Ilkley

Enjoying an excellent ground floor position in this well-regarded development is this generous and well proportioned, two bedroom apartment with the convenience of under croft parking, appealing communal grounds, located in this desirable part of the town.

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dacres.co.uk







5 Heather Court, Ilkley, West Yorkshire, LS29 9TZ

Skipton 10 miles, Harrogate 17 miles, Leeds 17.5 miles (all distances approximate)

General remarks

This apartment must be viewed to fully appreciate the extent of the accommodation on offer within this highly desirable development ideally positioned for access to the town centre and pleasant walks. The accommodation in brief includes a communal entrance hall. On entering the apartment there is a spacious entrance hall, house bathroom, master bedroom with en-suite and a further bedroom, a very light and spacious open plan living dining area with bay window, and a fitted kitchen. The property also comes with an allocated under croft parking space with lift access to all floors. There is also an attractive communal garden found to the rear of the development.

Heather Court stands close to the architecturally important St. Margaret's Church on what was once part of the grounds of Ilkley College. The location is hard to beat, being less than half a mile from the town centre with its wide range of shops, restaurants, cafes, supermarkets and general amenities, whilst the rugged open countryside of the famous moors are also readily accessible. The town has highly regarded schools for all ages and a very wide range of sporting and recreational facilities and cultural events. Indeed, Ilkley is considered an ideal base in the Wharfe valley countryside for commuters to Leeds / Bradford city centres to which regular rail services are available from Ilkley station, along with buses to surrounding towns, while Leeds Bradford International Airport is only 9 miles away. There are pleasant walks to be enjoyed, and the Yorkshire Dales National Park is less than 6 miles from Ilkley.

Directions

From our office in the centre of Ilkley proceed up Wells Road and turn right immediately after the large white tower block and cross over the road on to Queens Road. Continue ahead for a couple of hundred yards and the entrance to Heather Court will be seen on the left hand side immediately before St. Margaret's Church. What3words: vehicle.recliner.styled

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- The property is located within the Ilkley conservation area
- Leasehold. Terms of Lease: 999 years from 1 January 2001
- Ground Rent: Peppercorn
- Service Charge: Paid quarterly. Service charge from 1st April 2026 to 30th June 2026 totals £846.20
- One allocated under croft parking space
- All main services installed with gas fired central heating
- Pets – one small dog, cat or caged bird is allowed, other pets by permission of the management committee.

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

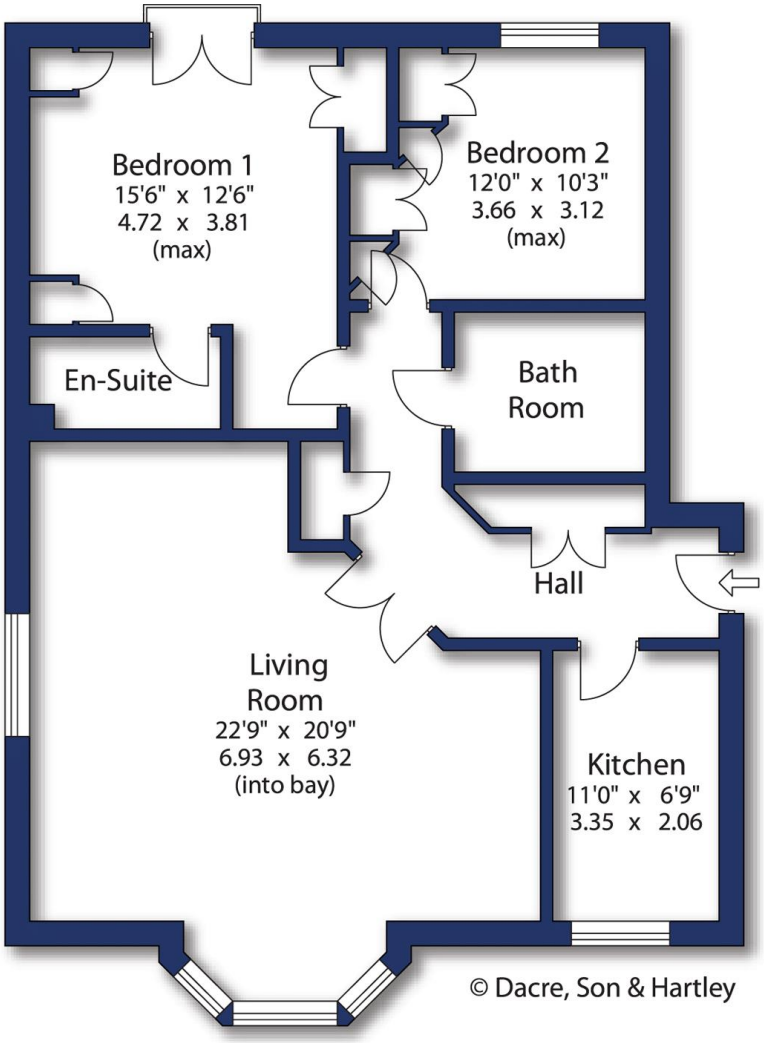
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer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

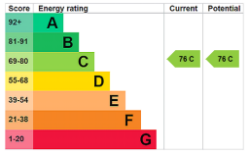
Dacres Ref: ILK260077





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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