DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Offers Over £268,500

- NO ONWARD CHAIN
- Two bedroom apartment
- Situated in the heart of Ilkley town centre
- Iconic Grade II listed building
- Breakfast kitchen and generous living room
- House bathroom and en-suite to primary bedroom
- Allocated parking space
- Lift and stair access

4 The Crescent Apartments, Crescent Court, Ilkley

A very well appointed and stylish two bedroom apartment located in the heart of Ilkley town centre within the Grade II Listed former Crescent Hotel and the benefit of an allocated parking space.

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

dacres.co.uk







4 The Crescent Apartments, Crescent Court, Ilkley, West Yorkshire, LS29 8FA

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

General remarks

Situated in the heart of Ilkley in the former Crescent Hotel, this contemporary, two bedroom apartment is one of only ten luxury apartments redeveloped by Burley Developments in 2012 within this landmark building.

With both stair and lift access from the communal reception hall, the apartment briefly comprises, an entrance hall opening to a breakfast kitchen with integrated appliances and ample fitted units, a light and airy living room, good sized double bedroom with en-suite shower room and fitted furniture, a second double bedroom and bathroom. A resident's allocated parking space is available for an additional quarterly fee (see overleaf for details).

Ilkley is a former Victorian spa town set in the heart of Wharfedale's unspoilt countryside, just a short drive away from the Yorkshire Dales National Park and ideally placed for the West Yorkshire business commuter. The town is well known for its first class shopping environment with an excellent choice of 'high street' and local specialist stores. These are complemented by a broad choice of restaurants, cafes and tea rooms, along with other social and recreational amenities. Ilkley is home to a broad provision of sports clubs catering for a variety of interests and also has one of the few open air lidos in the country.

The surrounding countryside and rugged moors offer many an opportunity for rural pursuits. Ilkley's railway station is just a short walk away from The Crescent and provides frequent services throughout the day into the local cities of Leeds and Bradford, with onward daily connections from the former to London Kings Cross.

Directions

From our office in the centre of town proceed down Brook Street to the traffic lights and The Crescent will be seen on the right hand side. What3words roadways.writers.brotherly

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Leasehold. Terms of Lease: 999 years less twenty days commencing from and including 1 January 2011.
- Annual service charge 2025/2026: £1,515.96 (£378.99 per quarter). Annual ground rent: £1. Annual buildings insurance 2025/2026: £476.00
- The lease contains restrictions relating to holiday letting/sub-letting.
- The lease prevents the keeping of any animal or bird without the prior written consent of the Landlord, which may be revoked at any time.
- The property is located within the Ilkley conservation area.
- The building is a Grade II Listed Building, Listing Entry Number: 1133543
- Mains electricity, water and drainage installed. Electric heating. There is no gas connection to the property.
- One allocated parking space at a cost of £360 (inc VAT) per quarter (as at May 2026) and resident's permit parking available from Bradford City Council at a cost of £35 per year.

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.

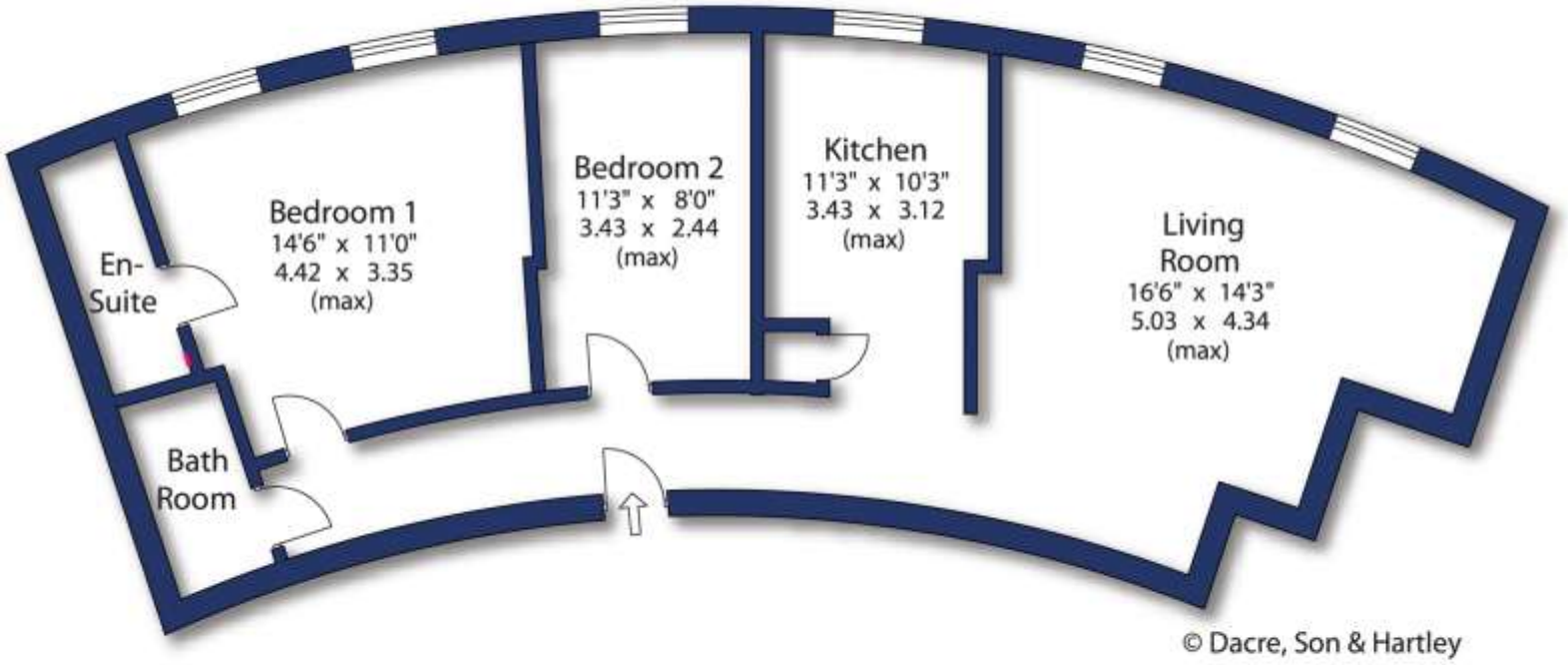
Referral fees

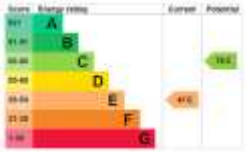
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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: CSC222411





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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