



Guide Price £169,950

- Manageable one bedroom apartment
- Purpose built development for the over 60's
- Living room with balcony
- Modern fitted kitchen
- Walk in shower
- Lift access
- 24 hour specialist care and support available
- Communal facilities and communal grounds

21 Emmandjay Court, Valley Drive, Ilkley

A manageable one bedroom apartment with balcony in this purpose built development for the over 60's with lift access, communal facilities, residents car park and 24 hour specialist care and support available.

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21 Emmandjay Court, Valley Drive, Ilkley, West Yorkshire, LS29 8PF

Skipton 11 miles, Leeds 16 miles, Harrogate 17 miles
(all distances approximate)

General remarks

Emmandjay Court is a purpose built development of 56 apartments with an on-site care team available 24 hours a day, an extensive social programme and communal facilities that include a café bistro, lounge with IT facilities,

library and treatment room as well as communal gardens with various outdoor seating areas.

This one bedroom apartment is conveniently located close to Emmandjay Court's ground floor entrance at the front, but has a first floor position to the rear and benefits from a balcony overlooking communal gardens. The accommodation briefly comprises; an entrance hall with useful storage cupboard and secure entry system, light and airy living room with balcony, fully fitted modern kitchen with integrated appliances and a range of wall and base units, a double bedroom and wet room. The apartment benefits from an emergency assistance call system and specialist flooring in the kitchen and bathroom to reduce slip hazards.

Positioned towards the eastern side of Ilkley, Ben Rhydding is very much a community in its own right enjoying a surprisingly broad range of amenities including local shops, a popular 'gastro pub'/hotel and a railway station from where there are frequent services throughout the day into the local cities of Leeds and Bradford. The town of Ilkley provides one of Yorkshires most sought after living environments, occupying a stunning location in the heart of Wharfedale whilst being readily accessible for many of the regions business centres. Ilkley is well known for its first class shopping, busy social round and broad provision of sporting and cultural amenities.

Directions

From Dacre, Son & Hartley Ilkley office head south on Wells Road towards Whitton Croft Road. Turn right onto Queen's Road, then turn right at the first cross street onto Wells Promenade. Take the turning right onto Station Road/B6382 and go through the roundabout. Take the left turning onto Valley Drive and turn right into Emmandjay Court. What3words: chained.shipyards.luck

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Leasehold. Terms of lease: 125 years from 1st January 2012
- Service charge from April 2026: £402.00 per calendar month payable in advance for the month ahead and includes central heating, hot water and buildings insurance.
- Wellbeing charge: £400.35 per calendar month payable in advance for the month ahead.
- Annual ground rent: £364.00 per annum.
- Residents must be aged over 60.
- Mains electricity, water and drainage are installed. Communal heating with the cost included in the service charge.
- There is no gas connection to the property.
- Resident's car park

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

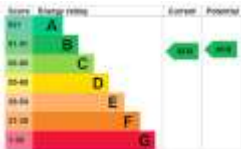
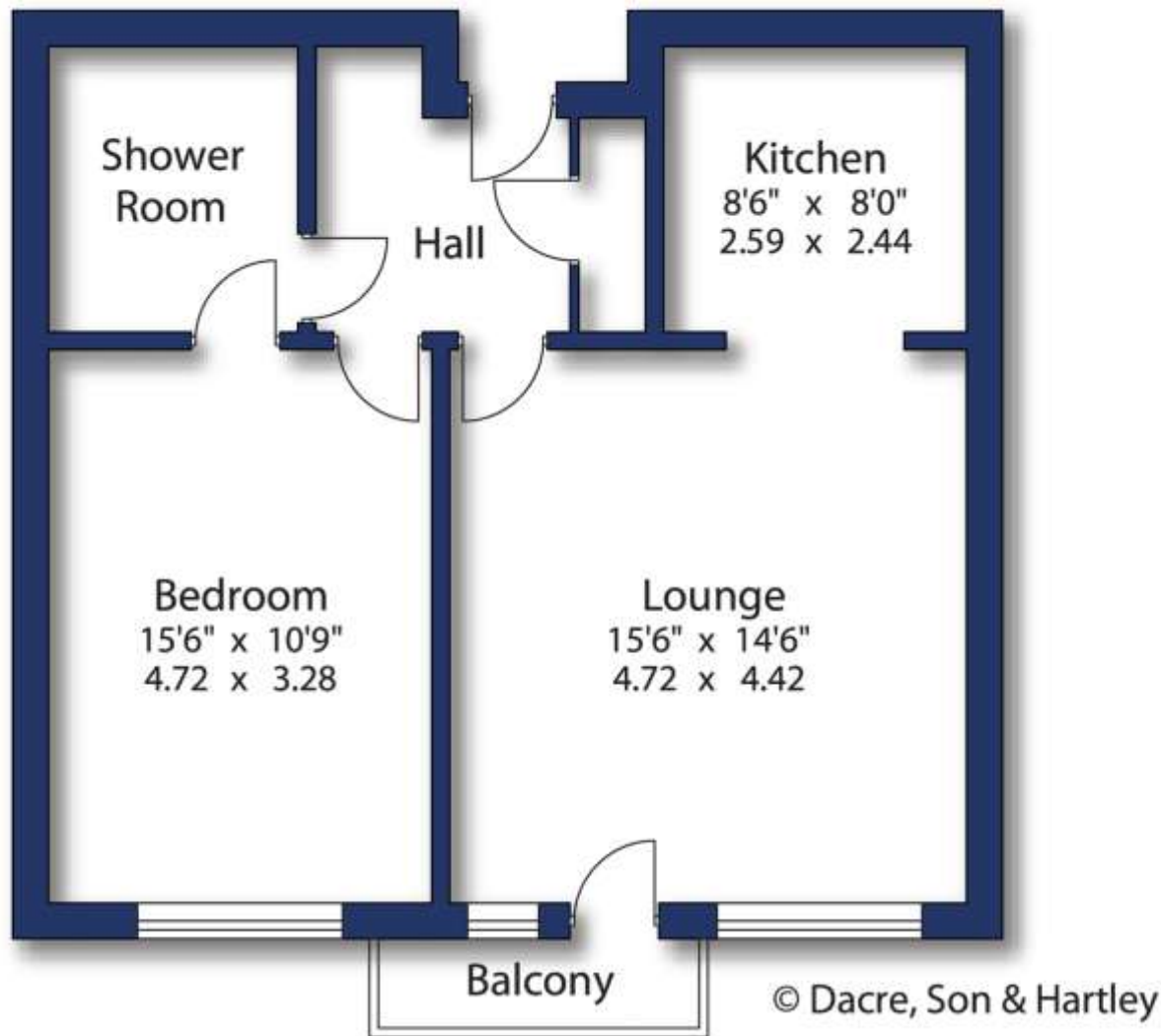
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract 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: ILK260157



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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