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Apartment 15, Wells House, 10 Brodrick Drive, Ilkley

An outstanding and luxuriously equipped two bedroom apartment with spacious living, well-appointed kitchen, and separate study - the whole extending to over 1400 sq ft (GIA). Stunning views across immediate landscaped gardens towards Wharfdale's dramatic moorland. Ideally positioned, with a pair of parking spaces, just half a mile or so from central Ilkley.

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Apartment 15, Wells House, 10 Brodrick Drive, Ilkley, West Yorkshire, LS29 9SP

Skipton 10.5 miles, Harrogate 17.5 miles, Leeds 18 miles (all distances approximate)

Guide Price: £585,000

Accommodation Summary

Ground Floor: Magnificent central Atrium with two passenger lifts.

Second Floor: Entrance Hall; well-equipped Breakfast Kitchen; spacious Sitting Room; Dining Area; Two Double Bedrooms, both with En-Suite Shower Rooms and quality fitted furniture; Study and Cloakroom.

Outside: Landscaped gardens, level lawn with seating areas and natural lake. Two allocated car parking spaces.

General Remarks

Wells House is a landmark building, prominently positioned to the south of central Ilkley on the edge of Ilkley Moor - its history dating back to when the town boomed as a fashionable spa town. The building was at one time home to Ilkley College, but at the turn of the millennium was converted into the impressive scheme that we see today - centred around the magnificent full-height atrium from where a pair of passenger lifts give access to the upper floors and basement level.

Apartment 15 enjoys a sought-after position on the second floor from where there are commanding views towards the rolling countryside and moors above Middleton and Denton.

The apartment has been subject to a comprehensive range of improvements in recent years and now provides luxurious living, ideally suited as a permanent home or to those seeking a UK base whilst living overseas. The reception hall offers a generous introduction to the property, and beyond is a large L-shaped living room incorporating a spacious sitting and more discreetly positioned dining area. To the rear is a beautifully appointed breakfast kitchen with a substantial central island unit, incorporating a breakfast bar and wine cooler. In addition, there is a twin electric oven, induction hob, refrigerator, freezer, dishwasher and a Quooker tap.



Both bedrooms are generous doubles and feature an extensive range of fitted wardrobes, along with stylish en-suite shower rooms. A separate study provides additional flexibility for those working from home.

The internal accommodation offered by apartment 15 is only part of the story, the residents of Wells House also have the advantage of access to delightful landscaped gardens which form a fabulous amenity. Immediately to the eastern side of the building is a large level lawn with seating areas and some magnificent views. To the South is a beautifully positioned natural lake surrounded by impressive mature trees - a haven for wildlife and a wonderful place to soak up nature and pass time.

Ilkley itself needs little introduction - the town occupying a beautiful setting in the heart of Wharfdale with ready access to some of Yorkshire's finest countryside. The town centre is home to a comprehensive range of 'High Street' and independent stores, whilst a broad array of restaurants, cafes, and tea rooms cater for a variety of tastes and budget. The town has excellent medical provision, whilst other social amenities include a cinema and the ever-popular Winter Gardens. Main roads connect with the region's business centres, and from Ilkley station, there are frequent services throughout the day into the local cities of Leeds and Bradford - with regular onward connections to London Kings Cross.









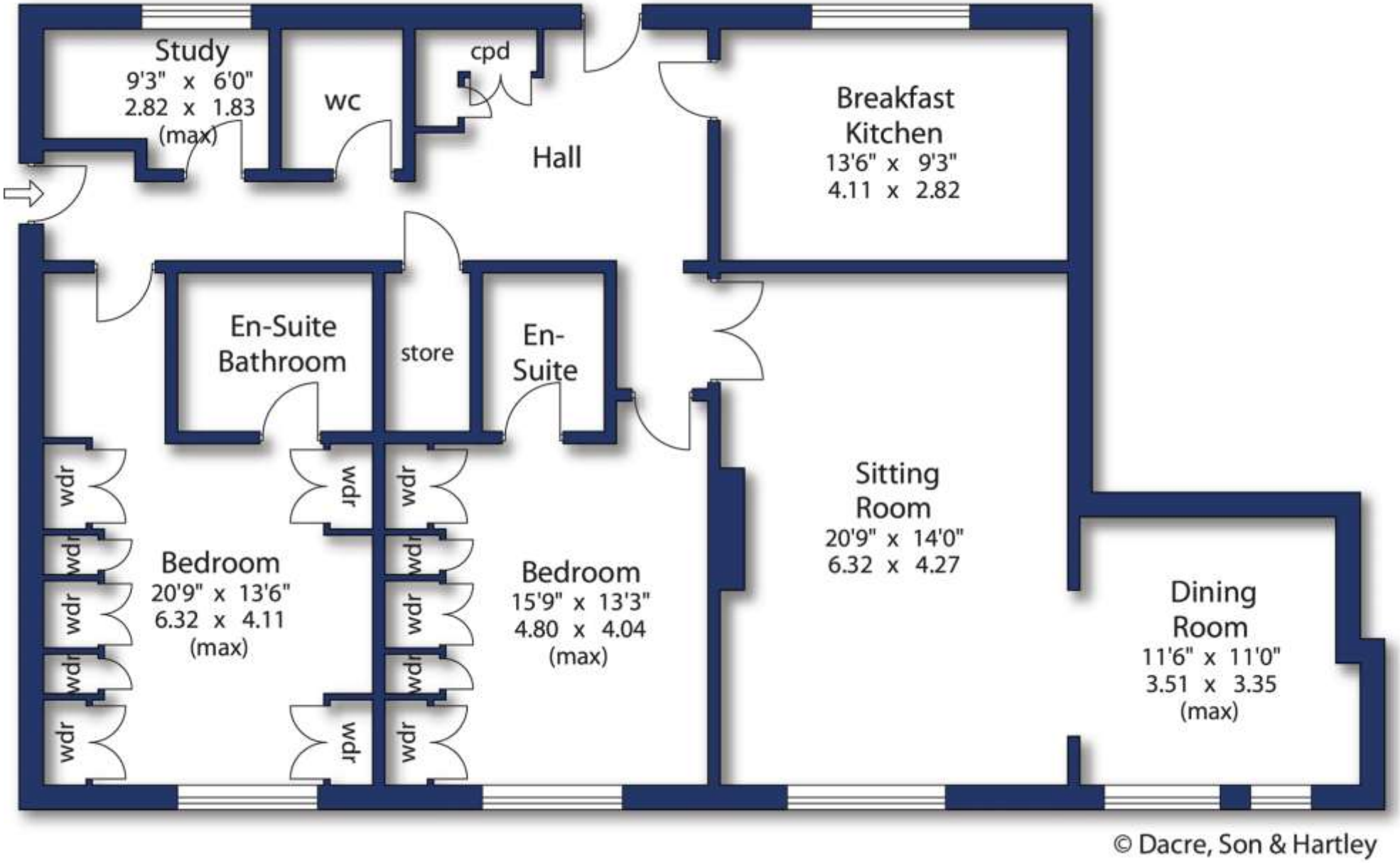




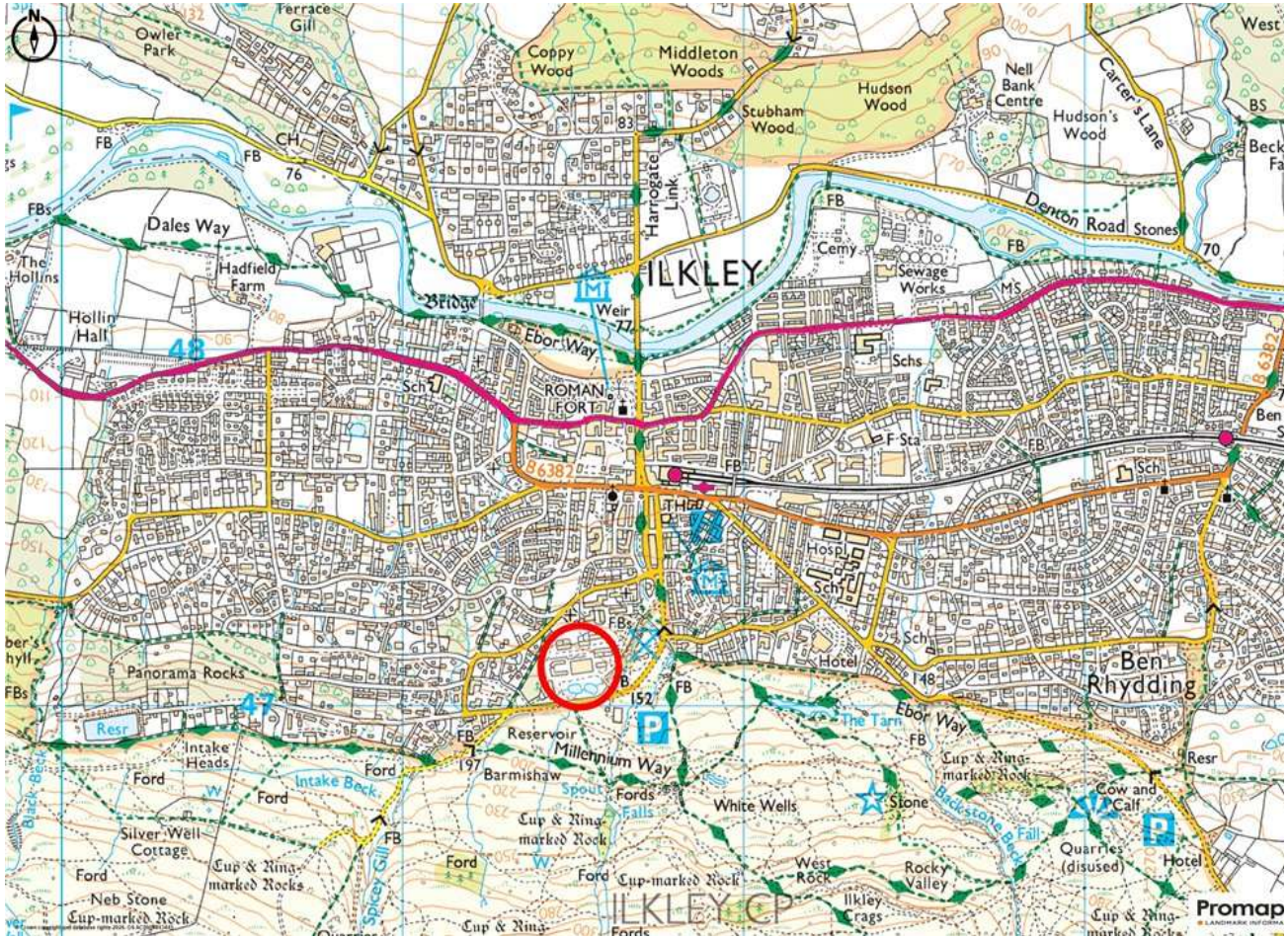




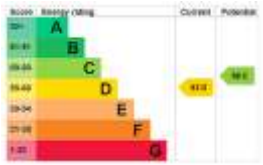
Floorplans



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Dacres Surveys
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Contact us
01943 600655
ilkley@dacres.co.uk

Directions

From our office in the centre of town, proceed up Wells Road, continue over the cattle grid and then take the second right-hand turn after a couple of 100 yards which leads to the visitor parking area at the front of Wells House.
What3Words: beard.seats.investors

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council. Council Tax Band F

Tenure, Services & Parking

- Leasehold with the balance of a 999 year lease from 25th December 2000.
- The service charge budget for 2026 shows an amount of £1295 payable per quarter for Apartment 15.
- Buildings insurance is payable in addition - from the period 1st January to 31st December 2026 amounted to £1294.81.
- All mains services installed with gas fired central heating.
- Two allocated parking spaces.
- Grade II Listed Building. List Entry Number: 1133469.
- The property is located within the Ilkley conversation area.

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: ILK230121

