



Guide Price £225,000

- NO ONWARD CHAIN
- Smartly presented, two double bedroom top floor apartment in a peaceful location
- South facing balcony
- Spacious sitting room with far-reaching views
- Modern house shower room
- Garage parking
- Excellent location a few moments' walk from the old bridge and riverside walks
- Shortcut path leading to Skipton Road making it very accessible to the town and station

45 Yew Court, Old Bridge Rise, Ilkley

Enjoying a peaceful courtyard setting, conveniently located for the riverside parks and town centre amenities, this smartly appointed top floor apartment provides a charming and well presented home. The property benefits from a south facing balcony, garage and far-reaching views, combining a tranquil setting with excellent convenience.

1-5 The Grove, Ilkley, West Yorkshire, LS29 9HS

Tel: 01943 600655

Email: ilkley@dacres.co.uk



Yew Court, 45 Old Bridge Rise, Ilkley, West Yorkshire, LS29 9HH

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

General remarks

This charming two double bedroom, top floor apartment enjoys elevated views and an abundance of natural light. On entering this well-presented apartment, an inner

hallway provides access to two double bedrooms, one benefiting from dual aspects and the other featuring fitted wardrobes. There is also a stylish house shower room with attractive tiling, a useful utility cupboard, a separate kitchen and a good-sized sitting/dining room with far-reaching views towards Middleton. The dual aspect sitting/dining room also benefits from a south-facing balcony with views of Ilkley Moor, while the property further enjoys the advantage of a garage.

The property offers the best of both worlds, combining a highly advantageous location with a peaceful setting. The Old River Bridge is just a few moments' walk away, while Ilkley town centre, with its comprehensive range of retail, leisure and social amenities is a level walk and is approximately half a mile away.

Ilkley is renowned for its highly regarded schooling, as well as an excellent choice of sports clubs catering for a variety of interests. The town centre is also home to Ilkley railway station, which provides frequent services throughout the day to Leeds and Bradford, with regular onward connections from Leeds to London Kings Cross.

Ilkley itself enjoys a wonderful setting in the heart of Wharfedale, surrounded by the dramatic Yorkshire moors. The River Wharfe also offers numerous opportunities for delightful riverside walks and outdoor pursuits.

Directions

From our office in the centre of town proceed down The Grove and continue ahead to the junction with Skipton Road. Turn left and immediately before the pedestrian crossing turn right onto Stockeld Road. Proceed down the road and turn left in front of the garden nursery on to Stockeld Way. On entering Stockeld Way, take the next available left and the property will be found to the right-hand side at the top of Old Bridge Rise. For pedestrians, the property can be accessed directly from the main road via a passageway opposite All Saints Primary School that leads to Old Bridge Rise.

What3words verse.boardroom.necklaces

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Leasehold
- Term: 999 years from 1 September 1980
- Service Charge: £1,200 per annum (reviewed annually) paid to Yew Court Management Company (Ilkley) Limited, paid at £100 per calendar month. The service charge includes buildings insurance.
- Please be aware there is a clause in the lease referring to no nuisance pets.
- All mains services are installed with domestic hot water and heating supplied by a gas-fired boiler.
- Garage and on street parking.

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

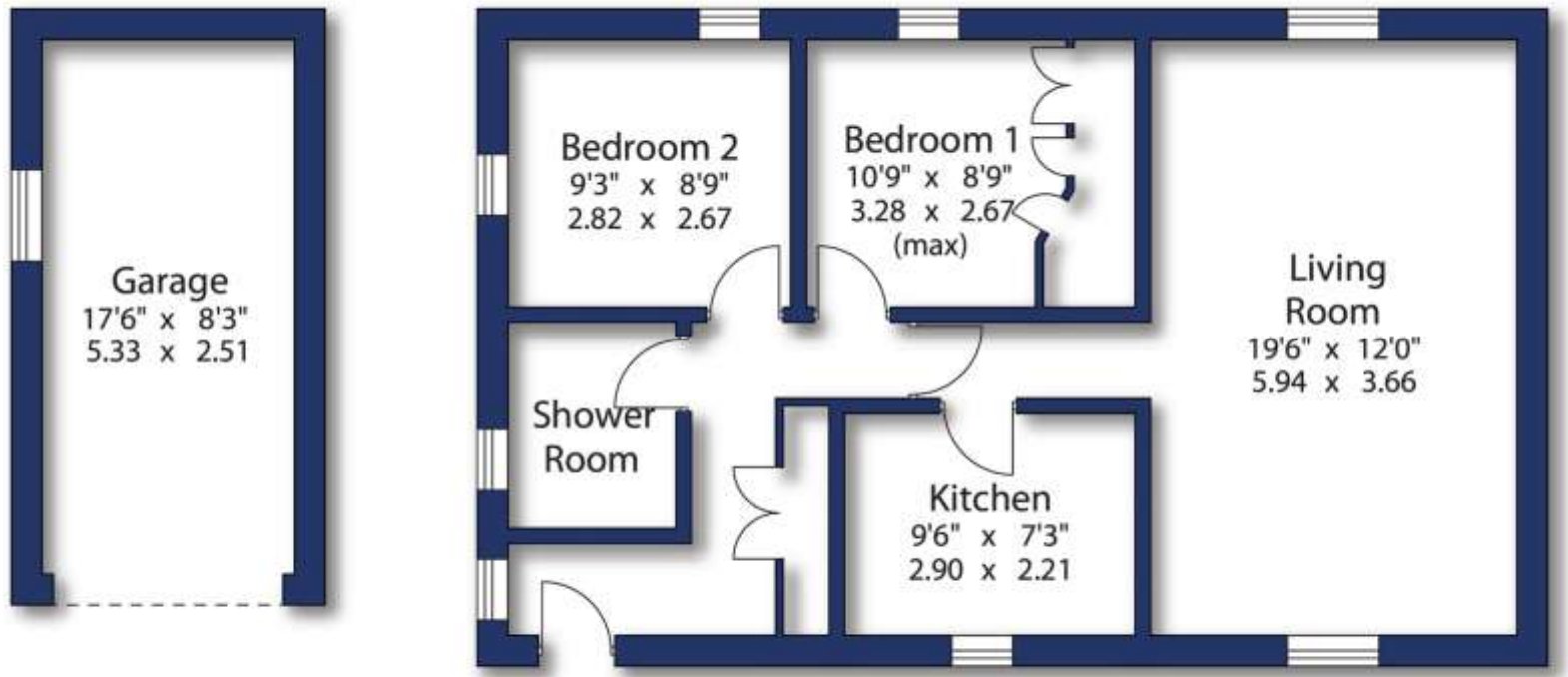
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract 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: ILK260245

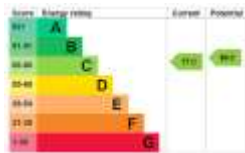


Floorplans



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Contact us

01943 600655

ilkley@dacres.co.uk