



Flat 5, 24 Tivoli Place, Ilkley

Located in a town centre position, close to a wide range of amenities, is this compact but smartly presented one bedroom, first floor apartment.

Guide Price £85,000

- No chain
- Town centre location
- One double bedroom
- Smartly presented
- May appeal to first-time buyers

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Flat 5, 24 Tivoli Place, Ilkley, West Yorkshire, LS29 8SU

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

General Remarks

For sale with no chain, is this first floor, one bedroom apartment providing smartly appointed accommodation,

that includes a living dining kitchen space, one double bedroom and shower room.

Tivoli Place enjoys a convenient location situated within a few hundred yards' walk of the town centre and also a short stroll from the well regarded Ilkley Grammar School. The town offers a comprehensive range of shopping, cultural and recreational amenities with a wide variety of sports clubs including those catering for golf, rugby, tennis and hockey, whilst the surrounding countryside

offers accessibility to beautiful riverside and moorland walks. There is highly regarded schooling, whilst for the commuter there are frequent services throughout the day from the town centre railway station to the city centres of both Leeds and Bradford. There are regular onward connections from Leeds to London King's Cross.

Directions

From our office in the centre of town proceed eastward towards Ben Rhydding along Springs Lane passing the railway station on the left hand side. Continue past the entrance to Tesco and Tivoli Place is the first turning on the right after approximately 50 yards. The property will be seen to the left hand side.

What3words: obstruction.storming.notes

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- The property is located within the Ilkley conservation area
- Leasehold. Terms of Lease: 999 years from 24 June 1985
- No pets
- No buy to let/subletting permitted
- Management charges of £1080 per annum. Paid at £90 per calendar month.
- No ground rent payable. Freehold held by management company. Each flat owns 1/7th of freehold.
- Parking TBC
- Services TBC

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

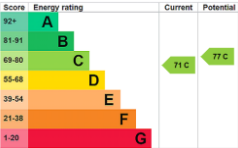
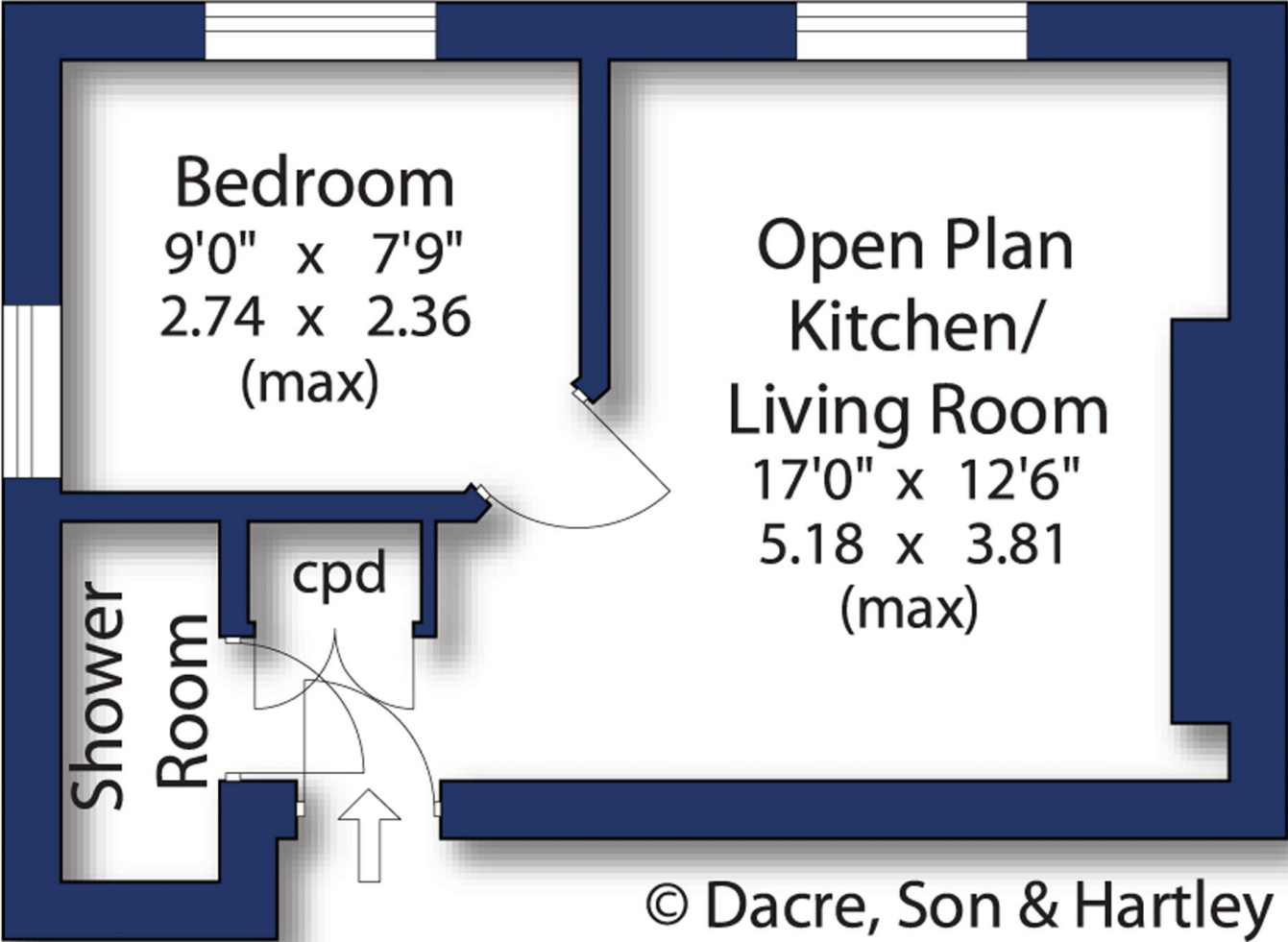
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract 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: ILK260148



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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