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Apartment 8, Willow Springs 6A, Gilstead Way, Ilkley

A truly impressive penthouse duplex apartment forming part of this exclusive development, enjoying a comprehensive specification, generous proportions, and balcony with appealing far-reaching views to the south across the landscaped communal gardens. The property has the added benefit of lift access, secure under croft parking for two cars and additional storeroom.

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

dacres.co.uk

Apartment 8, Willow Springs 6A, Gilstead Way, Ilkley, West Yorkshire, LS29 0DB

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

Guide Price: £895,000



Accommodation

Entrance Hall; Sitting Room with Balcony; Dining Kitchen; Utility Room; Bedrooms 1 and 2 both with Ensuite Bathrooms; Bedroom 3; Shower Room.

Upper floor: 2nd Reception Room/Bedroom 4.

Under croft parking for two cars with EV charging point plus store.

General Remarks

Apartment 8, Willow Springs is just one of a handful of high calibre apartments that make up this exclusive development enjoying a discreet location within Middleton.

The apartment offers generously sized living accommodation presented to a high standard throughout. From the light and spacious entrance hall, glazed double doors give access to the generous sitting room with feature fireplace and southerly facing balcony overlooking the landscaped communal grounds, there is also a well-equipped modern dining kitchen and separate utility room. To this level the bedroom accommodation comprises two spacious doubles with built-in storage and stylish ensuite bathroom facilities, and further well-proportioned bedroom complimented by a house shower room. From the central entrance hall, a spiral staircase gives access to a generous upper floor area ideal for use as an office, second reception room or fourth bedroom.

The property has the benefit of secure under croft parking for two cars with personal EV charging point, as well as an additional storeroom. The apartment enjoys the use of attractive landscaped communal grounds featuring planted beds, paved areas and mature trees.

The Middleton district of Ilkley has long been regarded as the town's prime residential area – the neighbourhood stands on the southern facing bank of the River Wharfe and is home to the town's cricket and rugby clubs along with the swimming pool/lido complex. A short walk over the old river bridge leads to Ilkley Lawn Tennis and Squash Club.

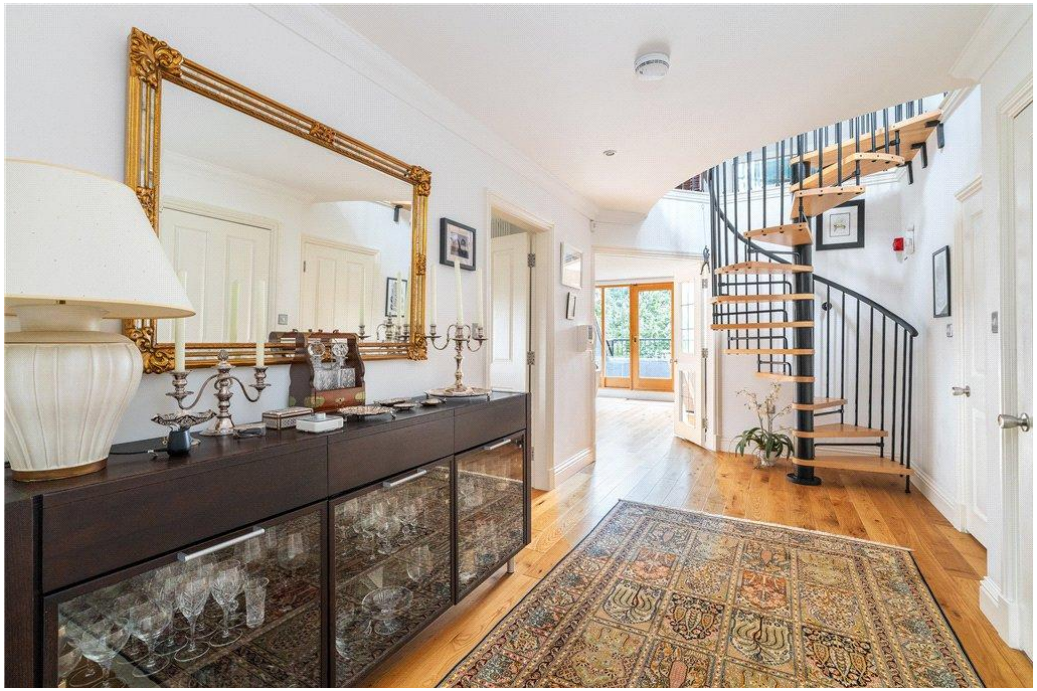
The former Victorian spa town of Ilkley is well known for its first-class shopping, and comprehensive social and recreational amenities including an independent cinema and the popular Winter Gardens. From the town centre there are excellent rail services throughout the day into the local cities of Leeds and Bradford, with regular onward connections from the former to London Kings Cross. The countryside and rugged moors which surround the town offer many an opportunity for rural pursuits.




CRICKET
PAXTON
COOKING
COFFEE













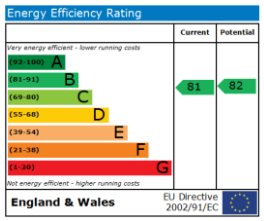
Floorplans



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ilkley@dacres.co.uk

Directions

From our office proceed down Brook Street and continue ahead at the traffic lights. After the river bridge take the second left on to Gillstead Way and follow the road to the right. The entrance to Willow Springs will be seen to the right after around 200 yards. What3Words: fatherly.dumpling.ranged

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council
- Council Tax Band is currently G

Tenure, Services & Parking

- Leasehold with Share of Freehold
- Terms of Lease: 999 years from 1 January 2006
- Annual Service Charge 2026/2027: £4,863.16
- All mains services are installed. Gas-fired central heating.
- Under croft garage for two cars.
- The property is located within the Middleton conservation area.
- Tree preservation orders are in place at the property.
- Please note the lease prevents the keeping of pets.

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.

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