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14 Hampton Court, Grove Road, Ilkley

A rare opportunity – one of only two penthouses: Occupying the top floor of one of Ilkley's most highly regarded purpose-built apartment blocks, this exceptional penthouse offers generous proportions with over 1700 sq ft of spacious accommodation. Dual-aspect windows flood the accommodation with light throughout the day - north-facing over the Memorial Gardens and south-facing towards Ilkley Moor - while a private balcony extends the southerly outlook further still.

1-5 The Grove, Ilkley, West Yorkshire, LS29 9HS
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14 Hampton Court, Grove Road, Ilkley, West Yorkshire, LS29 9PB

Skipton 10 miles, Leeds 17 miles, Harrogate 18 miles
(all distances approximate)

Guide Price: £650,000

- One of only two penthouse apartments in the building. Located just off The Grove.
- Spacious accommodation of generous proportions – over 1700 sq ft in all
- Dual-aspect windows: north over Ilkley Memorial Garden, south towards Ilkley Moor
- Two double bedrooms with balcony access and recently refurbished en-suite facilities
- Third bedroom/study and WC
- Single garage with power, lighting and electric door
- Stair and full lift access
- Use of communal gardens
- Fantastic location just moments from Ilkley town centre
- No onward chain







General Remarks

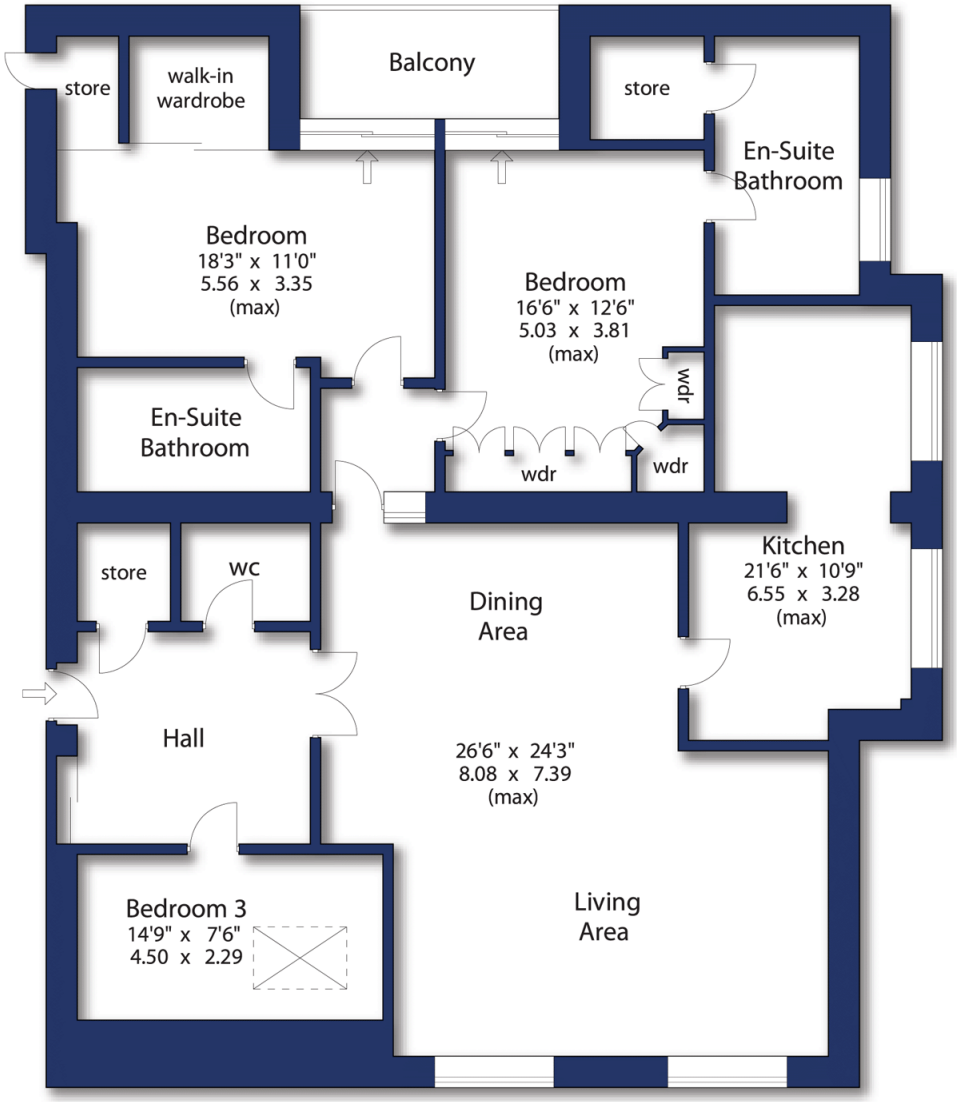
Hampton Court has long been considered one of Ilkley's most highly regarded purpose-built apartment blocks, and certainly one of the most convenient - occupying a wonderful position at the western end of The Grove, overlooking the Memorial Gardens, and just a short, level walk from the town's central amenities.

No. 14 occupies half of the building's top floor and is one of only two penthouse apartments at Hampton Court. The apartment also boasts exceptional proportions with over 1700 sq ft of spacious accommodation, as well as its fabulous dual aspect – north over the Memorial Gardens, south towards Ilkley Moor – which fills the accommodation with light throughout the day.

A communal entrance hall with lift and staircase serves all floors. The apartment itself opens into an entrance hall with an entry-phone system, a useful storeroom and a WC, together with the third bedroom/study, which benefits from a Velux window. Double doors lead through into the light and spacious open-plan reception space, combining living and dining areas, which in turn leads to the kitchen, fitted with a range of base and wall units and a breakfast area.
The principal bedroom accommodation is arranged to the rear of the property and comprises two spacious double bedrooms, both with fitted wardrobes and en-suite bathrooms, with sliding doors opening onto the south-facing balcony — a lovely spot to enjoy views over the town's rooftops towards Ilkley Moor. The property stands amid attractive, well-maintained communal gardens, and is sold with the additional benefit of a single garage en bloc, fitted with power, lighting and an electrically operated door.

Ilkley's excellent range of shops, cafes, restaurants and everyday amenities are just a short stroll from Hampton Court, with pleasant walks to be enjoyed through nearby parks and gardens. Regular rail services to Leeds and Bradford city centres, along with bus routes to surrounding towns, are available from Ilkley station. The town offers a wide range of sporting, recreational and cultural facilities, and the Yorkshire Dales National Park lies only around six miles away.

Floorplans

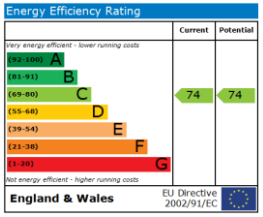


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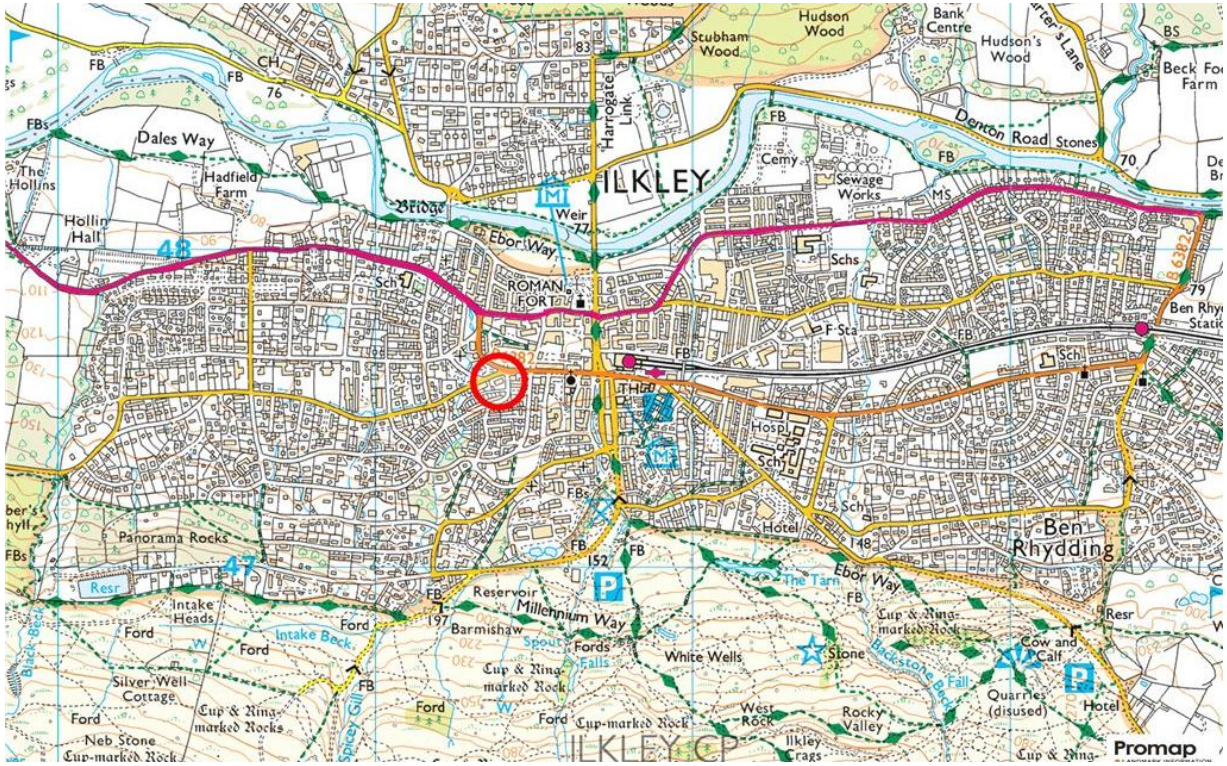
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Contact us

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Directions

From our offices in Ilkley town centre, proceed along The Grove in a westerly direction towards the Memorial Gardens at the end of The Grove where you should bear left into Grove Road. Hampton Court stands immediately on the left hand side at the junction of St James Road and Grove Road. What3Words: quicksand.mason.door

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Leasehold with a term of 125 years from 1st Jan 1986.
- The freehold of the building was bought by apartment owners in 1986 and is controlled through Hampton Court Maintenance Ltd.
- Half-yearly service charge 01 Jan - 01 Jun 2026: £682.54 (£1,365.00 per annum)
- Annual ground rent 2026: £200.00. Annual buildings insurance 2026: £531.93
- The lease allows sub-letting on a standard residential tenancy agreement to a single private family for use as their main home.
- The property is situated within the Ilkley conservation area.
- Tree preservation orders are in place at the property.
- Mains electricity, water and gas installed with broadband available and communal Sky dish.
- Single garage en bloc.

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: ILK260256