



Guide Price £395,000

- Town centre location
- Ground floor
- Two double bedrooms
- Spacious open plan accommodation
- Garage
- Southerly facing balcony

1 Wells Court, Wells Promenade, Ilkley

Enjoying a convenient ground floor position, is this spacious apartment in a sought-after town centre location, modernised to an excellent standard with two double bedrooms, large open-plan living space, balcony and garage.

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

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1 Wells Court, Wells Promenade, Ilkley, West Yorkshire, LS29 9LG

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

General Remarks

Located in this prime central location, only a few moments walk from Ilkley town centre and its many amenities is this generous two-bedroom, ground-floor apartment.

In brief the very well presented accommodation includes; a communal entrance hall with intercom system, once inside the apartment there is a welcoming hallway with a good sized storage cupboard, cloakroom WC, a large open plan living space with contemporary fitted breakfast kitchen with a range of units and direct access to a southerly facing balcony. There are two good sized double bedrooms and modern fitted en-suite shower room. Outside, the property has the advantage of a double garage.

Wells Court was built upon the site of a former hotel in the early 1960s and comprises a purpose built

development of apartments and townhouses. Ilkley town centre is only a few minutes' walk via a pleasant stroll down to the The Grove through the nearby wooded Mill Ghyll. The town centre provides an excellent range of shops, restaurants, cafes and general amenities. Regular commuter rail services to Leeds/Bradford city centres and buses to surrounding towns are available from Ilkley station. Ilkley has a wide range of sporting, recreational and cultural facilities and there are many delightful walks to be enjoyed over the nearby famous Ilkley Moor and the woodland and countryside surrounding the town. The Yorkshire Dales National Park is less than six miles distant.

Directions

From the front door of our office on The Grove in Ilkley town centre, proceed up Wells Promenade. Wells Court is located after a short distance on the left hand side.

What3words: typed.hamster.demanding

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Leasehold. Terms of Lease: 999 years from 31 May 1963
- There are some restrictions to the keeping of pets - the lease permits the keeping of one dog or cat.
- Short term rental restrictions in place - the property can only be rented for a minimum of three months and a maximum of twelve months.
- Annual ground rent: £10
- Annual service charge for 2026: £3217.14
- The property is located within the Ilkley conservation area.
- Mains, electricity, water and drainage installed. Please be aware there is no gas connection to the property. Underfloor heating and hot water via water tank.
- Garage

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

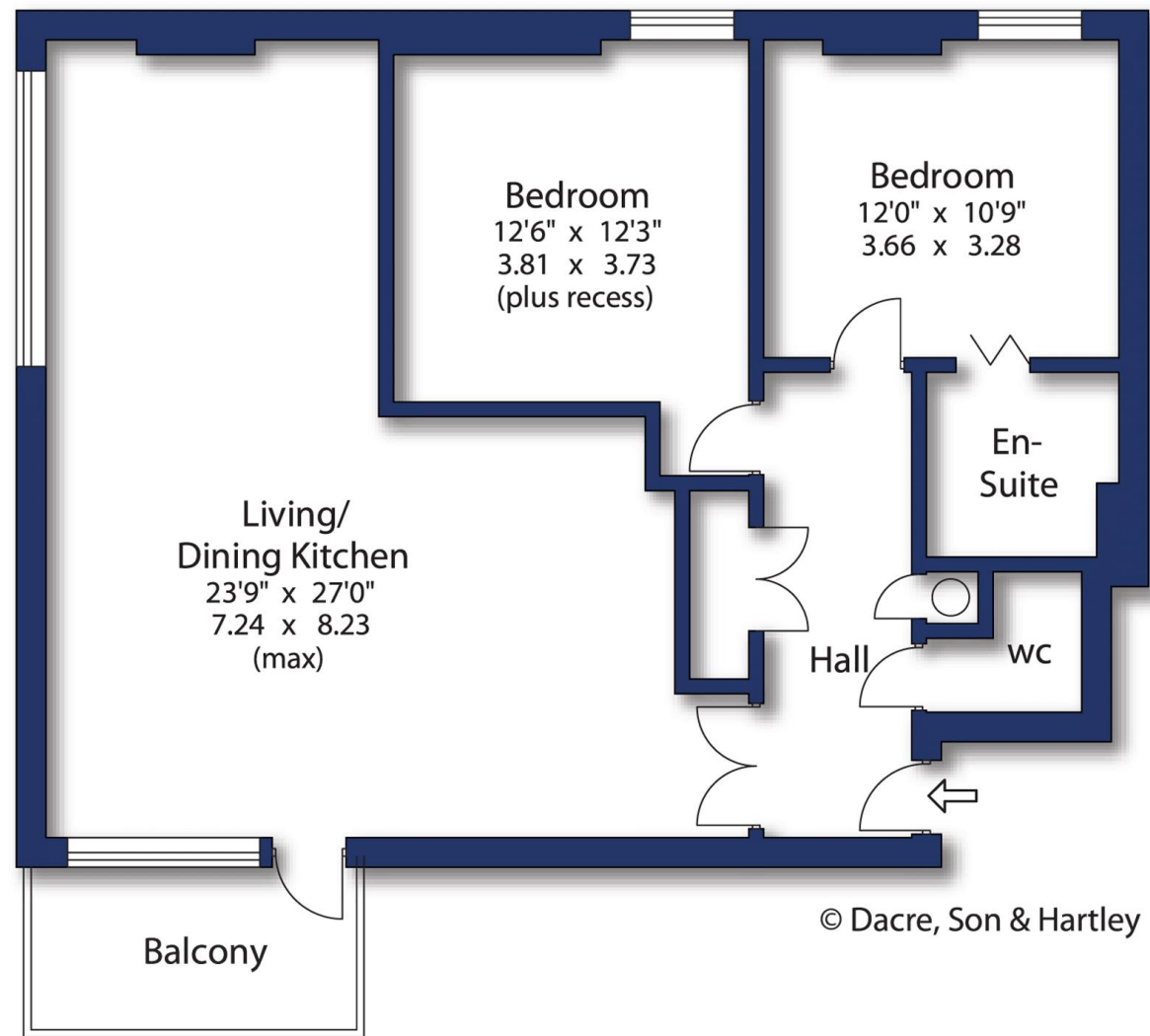
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract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

Referral fees

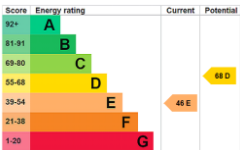
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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: ILK260253



Floorplans



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