Only One Apartment Remaining

LANGBAR HOUSE

WELLS PROMENADE, ILKLEY

LUXURY LIVING
IN THE HEART
OF ILKLEY

LANGBAR HOUSE

WELLS PROMENADE, ILKLEY

A landmark scheme enjoying a prime town centre location and comprising ten luxurious and spacious apartments, delivered by the renowned development partnership of Yorplace and Square Feet - a collaboration renowned for providing individual homes of exceptional quality. Each of the apartments benefits from a comprehensive and well-considered specification, with many having the advantage of lovely aspects across town to the moors and countryside beyond.

High specification homes in a
convenient and highly desirable location.


Dacre, Son & Hartley
Dacre, Son & Hartley
www.dacres.co.uk



DISCOVER ILKLEY

Ilkley provides a highly desirable living environment with excellent retail, recreational and social facilities including healthcare, a cinema, theatre and the Winter Gardens. Sports clubs range from the renowned Ilkley Golf Club through to popular cricket and rugby clubs, as well as the community's tennis and squash club which also offers gym facilities and fitness classes.

Ilkley retains a magnificent Grade II listed 1930s lido – the outdoor pool being a hub for social activity over the summer months, and a setting from where one can both soak up the sun and enjoy the magnificent views towards the town's famous moors.

Those in search of a culinary experience will find plenty of opportunities – from street side cafés, wine bars and bistros, to the famous Box Tree restaurant and also the Burlington restaurant at the Devonshire Arms in Bolton Abbey.

Ilkley blossomed during the Victorian period when lands were released for development and a number of spa hotels were built to cater for those looking to take in the invigorating waters. The prominent white painted public bath house on Ilkley moor is still popular with those taking a traditional refreshing New Year's day dip!

So much that this bustling town has to offer is within comfortable walking distance of Langbar House. It is little wonder The Sunday Times gave the town the accolade of 'best place to live' in the North East of England in the spring of 2021. Come and experience it for yourself!









A ENVIABLE ADDRESS IN A PRIME LOCATION

Langbar House stands proudly in the heart of Ilkley, one of the spa town's most prominent buildings - reflecting its history as the one time home of Martins Bank.

So much that Ilkley has to offer is close to hand. Within a moments are the shops of Station Plaza and The Grove, The Winter Gardens and library and a host of cafes and bars. Mill Ghyll runs to the western side of Langbar House and forms a delightful sylvian streamside promenade, whilst a stroll up Wells Promenade leads to the Georgian buildings of West Park, with the town's famous moors a little beyond.







A SHORT DISTANCE FROM SCENERY OR CITY

Ilkley has its own thriving retail centre, with 'high street' and local traders grouped around The Grove and other pleasant shopping streets.

For those seeking more choice and diversity the vibrant centres of Leeds, Harrogate and York are within easy reach and provide their own individual style of shopping, dining and heritage.

For a more comfortable pace of life the Yorkshire Dales National Park is to be found a few miles to the north of Ilkley and offers some of England's finest countryside, with beautiful river valleys separated by magnificent hill and fell scenery.





IN THE HEART OF IT ALL

Standing close to the threshold of the Yorkshire Dales National Park amidst some of Wharfedale's most glorious scenery, Ilkley combines ready access to beautiful open countryside with excellent connectivity to regional business centres and retail destinations.

The A1, with its north/south links, can easily be reached within 45 minutes and the town benefits from its own centrally located Metro railway station which offers frequent services throughout the day into both Leeds and Bradford – from the former there are regular daily connections to London Kings Cross.

Distance from Langbar House	Miles
LEEDS	17
BRADFORD	14
HARROGATE	18
YORK	36
SKIPTON	10
LEEDS BRADFORD INTERNATIONAL AIRPORT	9.8
YOSEMITE NATIONAL PARK	5101

View from Apartment 6













A HIGH-QUALITY SPECIFICATION





APARTMENT SPECIFICATION

KITCHEN

- Individually designed layouts
- Contemporary kitchens with fitted wall and base units
- Quartzia worksurface with feature splashback*
- Single bowl under-mount sink with mixer tap
- Soft-close hinges to cabinet doors and drawers
- Downlights to the kitchen area, LED feature lighting to the underside of the cabinets and worksurface
- Polished chrome sockets above work surface where appropriate
- Bosch integrated single electric oven
- Bosch integrated microwave
- Bosch integrated fridge/freezer and dishwasher
- Bosch 4 Zone integrated Induction Hob
- Integrated concealed extractor
- Space saving recycling bins
- Optional Dining table area Apartments 1,3,4 and 6 at cost
- Luxury Vinyl flooring

UTILITY CUPBOARDS

- Space and plumbing for a washer/dryer

BATHROOMS

- Single-ended bath with tiled panel
- Bath filler and waste overflow
- Matt black concealed thermostatic wall-mounted mixer/diverter with fixed shower head, separate handheld shower and black trim hinged glass shower screen over the bath
- Low-level vanity unit with storage and surface mounted basin
- High-level mirror cabinet with demister and shaver socket
- Matt black basin mixer
- White WC pan with soft-close seat, concealed cistern and dual flush button
- Matt black, electric, ladder style heated towel radiator with timer
- Luxury Italian tiled floors with complementary full height tiled walls
- Extract ventilation
- Recessed LED downlights

SHOWER ROOMS

- Low profile shower tray with black trim glass shower screen
- Matt black wall-mounted mixer/ diverter with fixed shower head and separate hand shower*
- Low-level vanity unit with storage and surface mounted basin
- High-level mirror cabinet with demister and shaver socket
- Black basin mixer
- White WC pan with soft close seat, concealed cistern and dual flush button
- Black, electric, ladder style heated towel radiator with timer
- Luxury Italian tiled floors with complementary full height tiled walls
- Extract ventilation
- Recessed LED downlights

INTERIOR FINISHES

- Ash Grey Veneer timber internal doors with polished chrome door furniture
- Painted feature profile architraves and skirting
- Matt emulsion paint finish to walls and ceiling
- Luxury vinyl flooring to hallway, living area, kitchen and dining spaces

SECURITY AND HEATING

- Smart app controlled electric room panel heaters
- Electrically heated hot water cylinder
- Intruder Alarm, fire and smoke detectors
- Video and audio entry door system

ELECTRICS

- Recessed white LED / Energy efficient downlights throughout
- Lighting to hallway cupboards
- Generous supply of double sockets, polished chrome finish
- Dimmer switches to principal rooms

MEDIA & SERVICES

- BT line to each apartment
- HD terrestrial TV to all TV sockets
- Sky Q available by communal dish
- Superfast Fiber Broadband available
- Mains electricity, water and drainage installed. No gas.
- Mobile coverage (outdoors), is available from at least one of the UK's four leading providers see checker.ofcom.org.uk

BUILDING SPECIFICATION

- Construction: local stone; render on brick; and natural slate roofs
- Natural local stone heads and cills
- Cast iron gutters and downpipes
- High quality timber sliding sash double glazed windows
- Conservation roof lights
- Langbar House is within Ilkley Conservation Area

COMMUNAL SPACE

LOCAL AUTHORITY

- The City of Bradford Metropolitan District Council. Council tax band to be assessed.

PARKING

- On street parking. Three years single residents parking permit included from completion. Specific to plots 2, 4, 7, 8, 9 and subject to availability and the local authority's terms.

GENERAL

- 8 person stainless steel passenger lift serving all upper floors and the basement store.
- Internal Mailbox in ground floor hall
- Communal outside area with planted borders
- Communal Bin store
- Sympathetic external lighting
- Residents storage room including bike storage
- External water supply

PEACE OF MIND

- 999 year lease
- Lease holders own the management company
- All apartments benefit from a 10 year build warranty
- Product warranties on appliances
- Peppercorn ground rent

MANAGEMENT

- Managing agents will be appointed to administer the effective operation and maintenance of the communal facilities, for which a service charge will be levied and apportioned to the benefit offered.

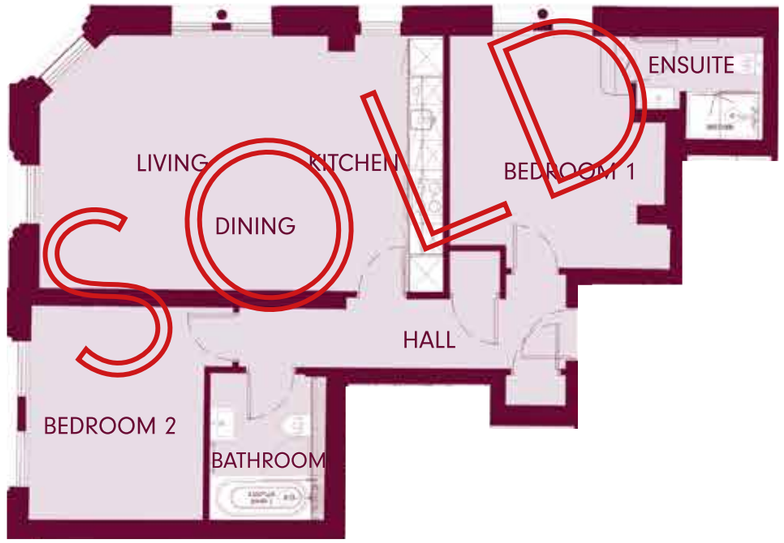
The developers reserve the right to amend the plans and specification without prior notice. Please note that the CGI images are for illustrative purposes only and the specification of the properties should be checked before committing to purchase. *Slight variation between apartments.

FIRST FLOOR

APARTMENT ONE, TWO, & THREE



APARTMENT TWO



APARTMENT ONE



APARTMENT THREE



All sizes are to max. length

APARTMENT TWO - A TWO BEDROOM APARTMENT

DIMENSIONS	METRIC	IMPERIAL (to nearest 3")
Living/Dining/Kitchen	6.9 x 4.4	22'9 x 14'6
Bedroom 1	3.7 x 3.6	12'3 x 11'9
Ensuite	2.1 x 1.7	7' x 5'6
Bedroom 2	3.6 x 3.0	11'9 x 9'9
Bathroom	2.5 x 1.8	8'3 x 6.0

APARTMENT ONE - A TWO BEDROOM APARTMENT

DIMENSIONS	METRIC	IMPERIAL (to nearest 3")
Kitchen/Dining	3.8 x 3.3	12'6 x 10'9
Living	5.3 x 4.3	17'6 x 14'0
Bedroom 1	3.4 x 3.0	11'3 x 9'9
Dressing Room	1.9 x 1.6	6'3 x 5'3
Bedroom 2	4.2 x 3.0	13'9 x 9'9
Shower Room	2.4 x 1.9	7'9 x 6'3

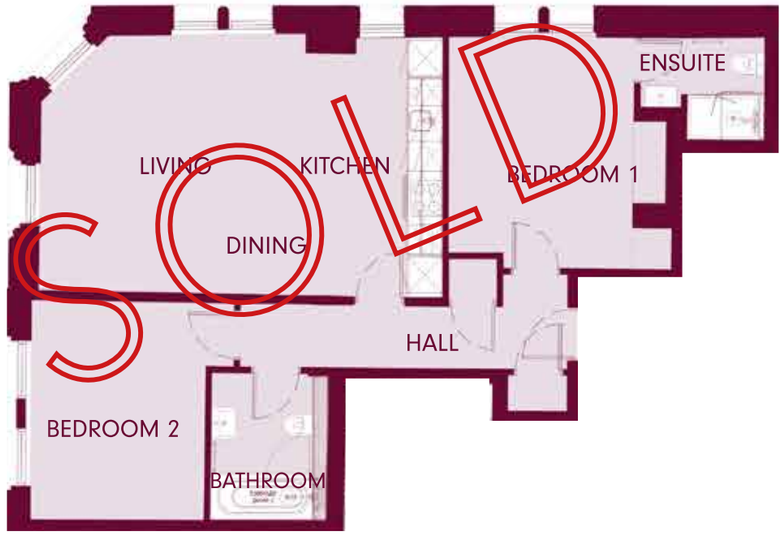
APARTMENT THREE - A TWO BEDROOM APARTMENT

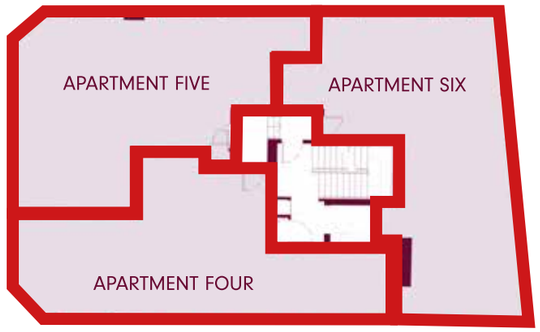
DIMENSIONS	METRIC	IMPERIAL (to nearest 3")
Living/Dining/Kitchen	7.4 x 5.2	24'3 x 17.0
Bedroom 1	4.0 x 3.4	13'0 x 11'3
Ensuite	1.9 x 1.4	6'3 x 4'6
Bedroom 2	4.1 x 3.3	13'6 x 10'9
Bathroom	2.7 x 1.8	8'9 x 6'0

SECOND FLOOR

APARTMENT FOUR, FIVE, & SIX

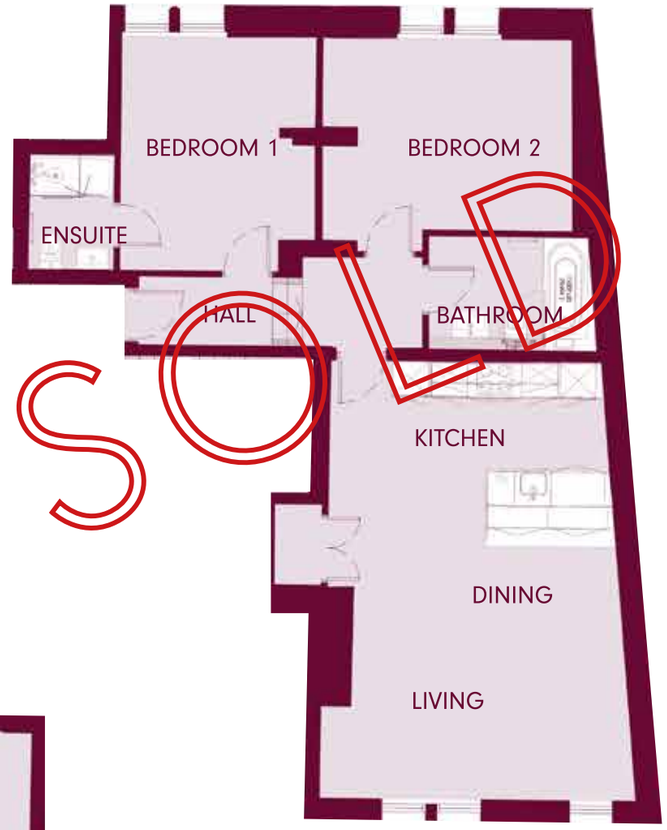
APARTMENT FIVE





APARTMENT FOUR

APARTMENT SIX



All sizes are to max. length

APARTMENT FIVE - A TWO BEDROOM APARTMENT

DIMENSIONS	METRIC	IMPERIAL (to nearest 3")
Living/Dining/Kitchen	7.1 x 4.5	23'3 x 14'9
Bedroom 1	3.7 x 3.7	12'3 x 12'3
Ensuite	2.1 x 1.7	7' x 5'6
Bedroom 2	3.7 x 3.0	12'3 x 9'9
Bathroom	2.5 x 1.8	8'3 x 6'0

APARTMENT FOUR - A TWO BEDROOM APARTMENT

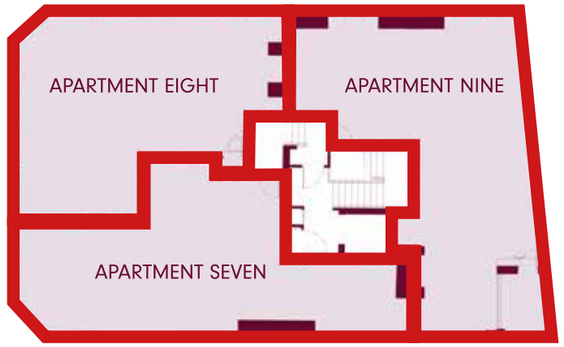
DIMENSIONS	METRIC	IMPERIAL (to nearest 3")
Kitchen/Dining	3.9 x 3.5	12'9 x 11'6
Living	5.3 x 4.3	17'6 x 14'0
Bedroom 1	3.4 x 3.1	11'3 x 10'3
Dressing Room	1.9 x 1.6	6'3 x 5'3
Bedroom 2	4.1 x 3.0	13'6 x 9'9
Shower Room	2.6 x 1.9	8'6 x 6'3

APARTMENT SIX - A TWO BEDROOM APARTMENT

DIMENSIONS	METRIC	IMPERIAL (to nearest 3")
Living/Dining/Kitchen	7.4 x 5.2	24'3 x 17'0
Bedroom 1	4.0 x 3.3	13'0 x 10'9
Ensuite	1.9 x 1.4	6'3 x 4'6
Bedroom 2	4.2 x 3.3	13'9 x 10'9
Bathroom	2.7 x 1.9	8'9 x 6'3

THIRD FLOOR

APARTMENT SEVEN,EIGHT & NINE



APARTMENT EIGHT



APARTMENT SEVEN



APARTMENT NINE



All sizes are to max. length

APARTMENT EIGHT - A TWO BEDROOM APARTMENT

DIMENSIONS	METRIC	IMPERIAL (to nearest 3")
Living/Dining/Kitchen	6.9 x 4.4	22'9 x 14'6
Bedroom 1	3.7 x 3.5	12'3 x 11'6
Bedroom 2	3.7 x 2.7	12'3 x 9'0
Bathroom	2.5 x 2.0	8'3 x 6'6

APARTMENT SEVEN - A TWO BEDROOM APARTMENT

DIMENSIONS	METRIC	IMPERIAL (to nearest 3")
Kitchen/Dining	3.6 x 3.4	11'9 x 11'3
Living	5.5 x 4.3	18'0 x 14'0
Bedroom 1	4.3 x 3.1	14'0 x 10'3
Bedroom 2	3.7 x 2.9	12'3 x 9'6
Shower Room	2.9 x 1.2	9'6 x 4'0

APARTMENT NINE - A TWO BEDROOM APARTMENT

DIMENSIONS	METRIC	IMPERIAL (to nearest 3")
Living/Dining/Kitchen	6.8 x 4.9	22'3 x 16'0
Terrace	2.5 x 1.7	8'3 x 5'6
Bedroom 1	4.8 x 4.2	15'9 x 13'9
Ensuite	2.0 x 1.4	6'6 x 4'6
Bedroom 2	4.1 x 4.0	13'6 x 13'0
Bathroom	2.8 x 1.7	9'3 x 5'6
Terrace	2.3 x 1.9	7'6 x 6'3

LOWER GROUND FLOOR

APARTMENT TEN & COMMUNAL AREA









All sizes are to max. length

APARTMENT TEN - A ONE BEDROOM APARTMENT

DIMENSIONS	METRIC	IMPERIAL (to nearest 3")
Kitchen	3.5 x 2.3	11'6 x 7'6
Living Room	4.9 x 4.8	16'0 x 15'9
Bedroom 1	3.5 x 2.7	11'6 x 8'9
Ensuite	2.8 x 0.9	9'3 x 3'0
Outside Terrace	3.7 x 2.8	12'3 x 9'3

COMMUNAL AREA

DIMENSIONS	METRIC	IMPERIAL (to nearest 3")
Residents Storage	4.9 x 4.6	16' x 15



LANGBAR HOUSE

DIRECTIONS

The apartment scheme is immediately to the rear of Dacre, Son & Hartley's town centre office, accessed of Wells Promenade.

LOCAL AUTHORITY

The City of Bradford Metropolitan District Council,
City Hall, Centenary Square, Bradford,
West Yorkshire, BD1 1HY. Tel: 01274 432111

SERVICE CHARGE

The service charge budget for the two-bedroom apartments for the period Jan 1st 2026 to the 31st Dec 2026 shows a cost of £2063.98 per unit, with buildings insurance payable in addition at a cost of £525. There is no ground rent.

PAST DEVELOPMENTS

To view previous schemes by the developers please visit www.yorplace.co.uk

YORPLACE SQUAREFEET

AGENTS 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. Extensive information on all of our properties can be viewed on line at dacres.co.uk.

REFERRAL FEES

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use any alternative provider), Dacre, Son & Hartley reserves 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.

MAKE
CONTACT

DACRE SON & HARTLEY EST. 1820

To book an appointment to view contact

PATRICK M^CCUTCHEON FNAEA

Dacre, Son and Hartley, 1-5 The Grove, Ilkley

01943 600655 | 07801 522184

pjm@dacres.co.uk

dacres.co.uk

ANTI MONEY LANDERING 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

DISCLAIMER

1/ These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 2/ You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff, unless we confirm the matter is writing. 3/ All illustrations are for identification purposes only and are not to scale. 4/ Measurements have been obtained during the build programme and may be subject to variation due to finish levels. They are quoted in imperial to the nearest 3 inches. Metric conversions are approximate. They should not be relied on as being sufficiently accurate for sizing of floor coverings etc. 5/ There is no implication that an item is included within the sale by virtue of its inclusion within any photograph or CGI image. 6/ 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.

LANGBAR HOUSE
WELLS PROMENADE, ILKLEY

PRICE LIST

PHASE ONE – VII REVISED 18TH DEC 2025

N.B. Three years parking permit included with all available plots, from completion and subject to availability.

Apartment	Description	Price	-
Apartment 1 First Floor	Westerly facing, with distinct kitchen and living areas and a dressing room off bedroom one.	-	SOLD
Apartment 2 First Floor	Having a large, dual aspect living kitchen. House bathroom and ensuite shower room to bedroom one.	-	SOLD
Apartment 3 First Floor	Benefiting from an east/west orientation with open plan primary living overlooking Mill Ghyll	-	SOLD
Apartment 4 Second Floor	Westerly facing, with distinct kitchen and living areas and a dressing room off bedroom 1.	-	SOLD
Apartment 5 Second Floor	Having a large, dual aspect living kitchen. House bathroom and ensuite shower room to bedroom one.	-	SOLD
Apartment 6 Second Floor	Benefiting from an East/West orientation with open plan primary living overlooking Mill Ghyll.	-	SOLD
Apartment 7 Third Floor	Commanding lovely views over central Ilkley and Mill Ghylll to the west.	£349,950	AVAILABLE
Apartment 8 Third Floor	Large characterful living kitchen and a pair of double bedrooms.	-	SOLD
Apartment 9 Third Floor	The only two bedroom apartment with an external terrace, with Mill Ghyll views and an east/west orientation,	-	SOLD
Apartment 10 Lower Ground Floor	With a sheltered external terrace and offering charming one bedroom studio living.	-	SOLD

SEE OUR PREVIOUS SCHEMES HERE:- YORPLACE.CO.UK

The developers reserve the right to amend the plans and specification without prior notice. Please note that the CGI images are for illustrative purposes only and the specification of the properties should be checked before committing to purchase. Potential for purchaser selection subject to timescales.

Reservation Procedure

A contract of sale will only be issued to those parties able to proceed, on the expectation that an unconditional exchange of contracts will occur within six weeks of the receipt of the contract documents by the buyer's conveyancer. A non-returnable reservation fee of £1000 will be payable to the developers prior to seller's solicitors being instructed.