DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £215,000

- Recently built retirement apartment
- One bedroom
- Ground floor
- Luxuriously appointed
- Sought after village location
- Residents' communal areas
- Pets allowed

Apartment 8, Summer Court, Burley in Wharfedale

A wonderful opportunity to acquire a thoughtfully designed, ground floor apartment on this exclusive retirement development in the highly regarded village of Burley in Wharfedale.

Estate Office, Station Road, Burley in Wharfedale, Ilkley, LS29 7ND
Tel: 01943 862131
Email: burley@dacres.co.uk
dacres.co.uk







Apartment 8, Summer Court, Burley in Wharfedale, Ilkley, West Yorkshire, LS29 7NA

Skipton 13 miles, Leeds 14.5 miles, Harrogate 15 miles
(all distances approximate)

General Remarks

This one bedroom ground floor retirement apartment offers spacious, low-maintenance accommodation, exclusively for the over 60s, perfectly placed in the centre of Burley in Wharfedale.

The accommodation briefly consists of a spacious entrance hall with secure door entry system and intercom with a useful walk-in storage/utility cupboard off the hall. The lounge has a French door which leads out to a pleasant courtyard seating area and allows plenty of natural light to fill the room. A door leads through to a separate fully fitted kitchen with tiled flooring and under-pelmet lighting, stainless steel sink with mono block lever tap, built-in oven, ceramic hob with extractor hood, and integrated fridge and freezer. The bright and welcoming double bedroom has a fitted wardrobe as well as TV and telephone points. The apartments shower room is partially tiled and has a contemporary walk-in shower, vanity unit with inset sink and mirror above.

Occupants benefit from a communal landscaped garden as well as a communal lounge and regular social events take place at Summer Court

On Burley in Wharfedale's Main Street there is a broad range of independent shops, a butcher and deli, a chemist, hairdresser, GP surgery, post office, library, and a thriving café culture. The village is surrounded by stunning countryside and moorland and has good access into the local town of Ilkley and Otley which offer many amenities. There is a railway station and bus stop on Main Street with frequent services throughout the day.

Other benefits include an on-site manager and hotel-style guest suite for visitors.

Directions

From our office in Burley, proceed down Station Road and at the mini roundabout, turn left into Main Street. Continue down Main Street and the entrance to Summer Court is on the right hand side, just before the roundabout. What3words: plugs.totals.nylon

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council
- Council Tax Band D

Tenure, Services & Parking

- Leasehold. Terms of Lease: 999 Years from 01/01/2023
- The annual service charge is £3,437.27 for the financial year ending 31/08/2026. The service charge does not cover external costs such as Council Tax, electricity or TV, but does include the cost of the House Manager, the water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening.
- No ground rent payable
- Mains water, drainage and electricity. Electric heating. There is no gas connection.
- Apartments exclusively for over 60s
- One parking space
- The lease does not permit subletting and holiday letting

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.

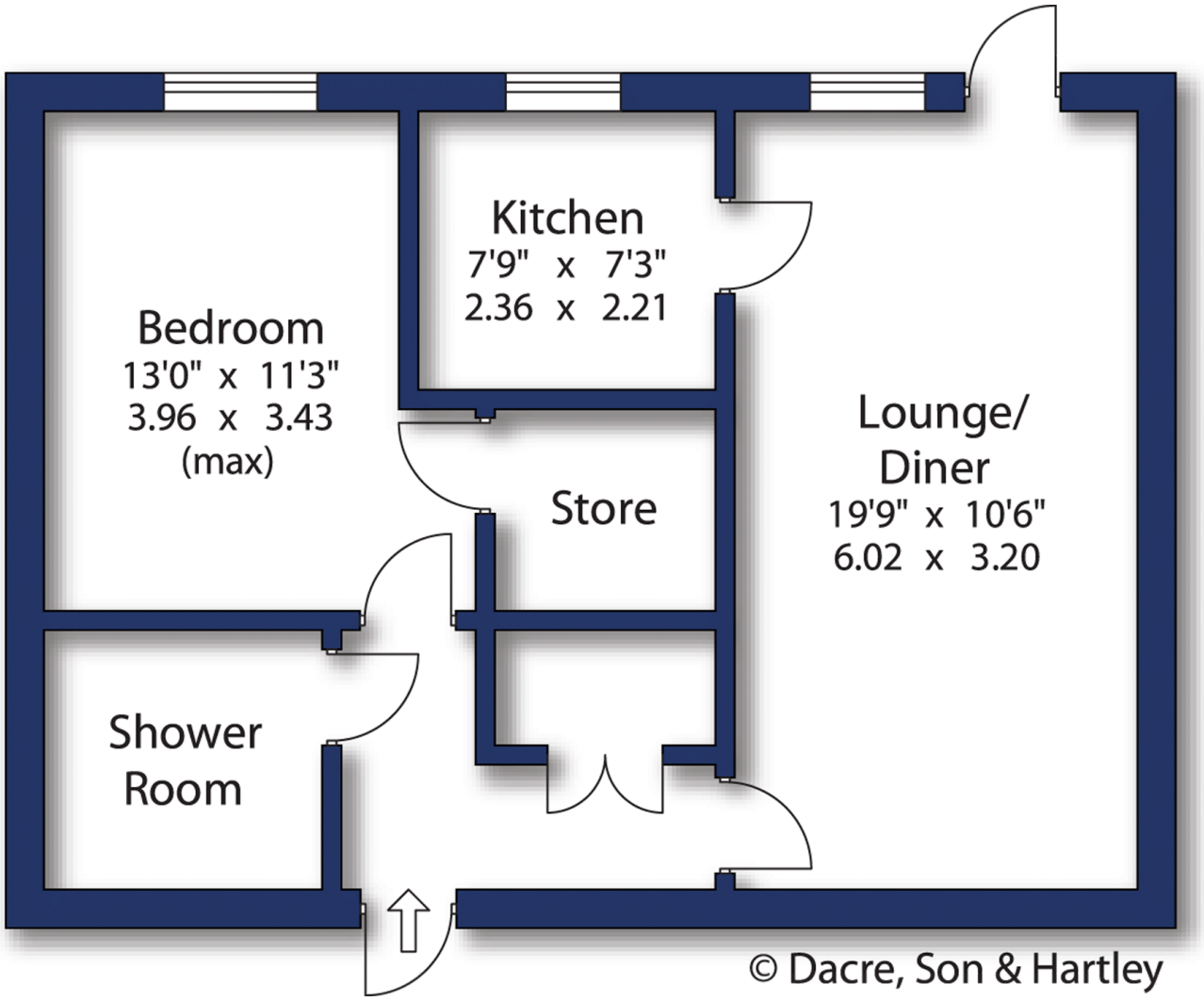
Referral fees

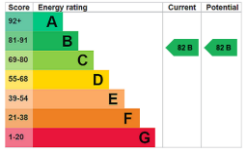
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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: BUR260018





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.

Contact us
01943 862131
burley@dacres.co.uk