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Flat 14, The Spa, The Grove, Ilkley

An exceptionally spacious, two bedroom apartment offering smartly presented two bedroom accommodation with two parking spaces and EV charging point enjoying a highly convenient location in the centre of town commanding some splendid views of The Grove.

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







Flat 14, The Spa, The Grove, Ilkley, West Yorkshire, LS29 9NQ

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

Guide Price: £360,000

- Two bedroom apartment
- Superb location on The Grove
- Two double bedrooms, one with en-suite
- Immaculately presented throughout
- Delightful, long distance views
- Two allocated parking spaces and EV charging point







General Remarks

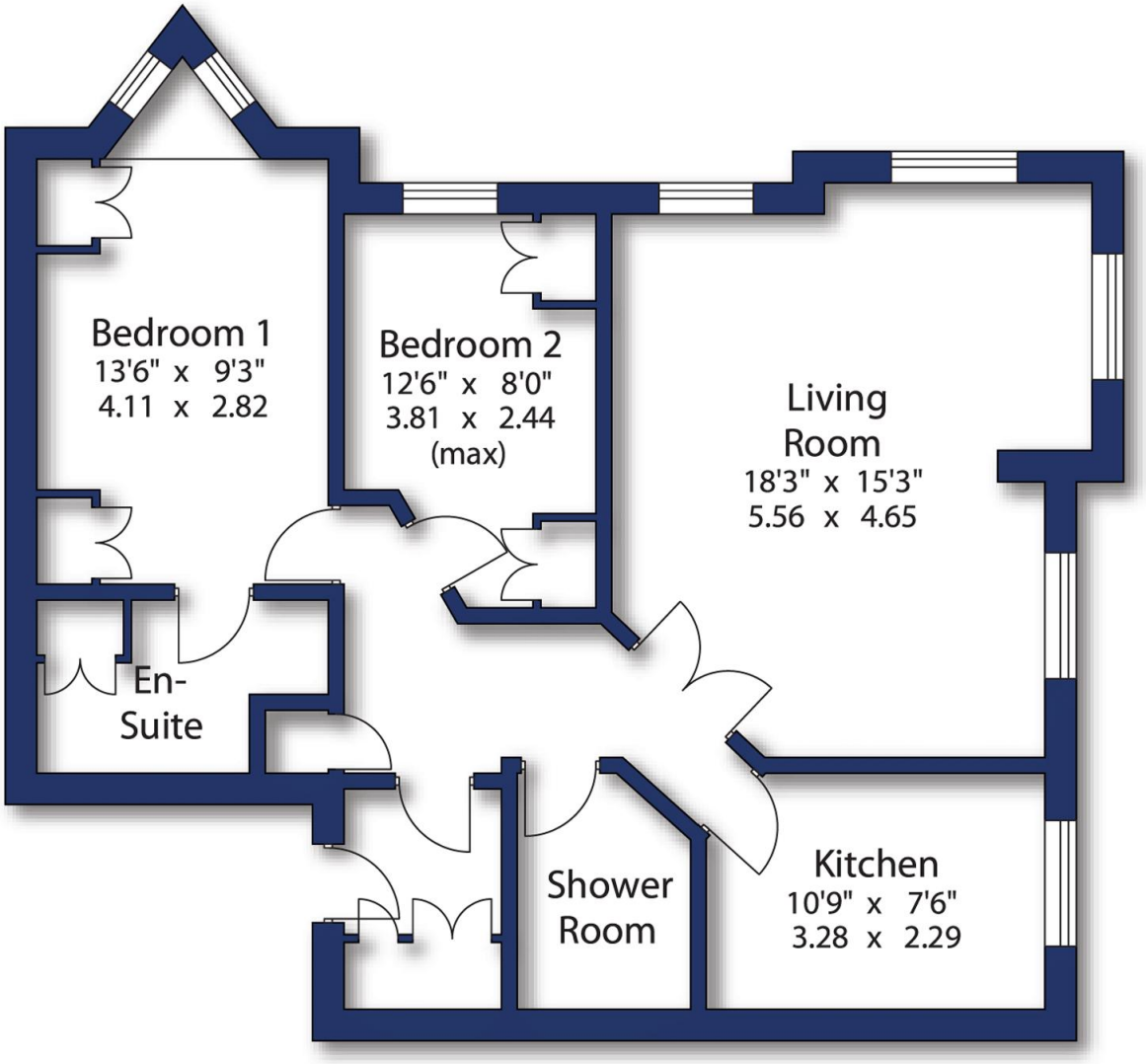
Fronting on to The Grove with the bandstand gardens to the side and easy access to many of Ilkley's central amenities, this well regarded development enjoys what must be one of the most convenient locations. Constructed in the early 1990's and primarily faced in natural stonework, the building stands upon the site of one of Ilkley's former hydropathic hotels towards the western end of The Grove, close to some delightful public gardens, including those surrounding the bandstand.

Accessed via a lift and staircase from a communal entrance hall on Back Parish Ghyll Road, the apartment opens to a spacious reception hall with video entry phone and fitted storage. The sitting room is a delightful, dual aspect light and airy room accessed through double doors, with feature fireplace and space for a dining area with splendid aspects along The Grove. The fully fitted kitchen has an attractive range of wall and base units. The apartment has a generous primary bedroom with fitted furniture and an en-suite shower room. There is a second bedroom also with fitted furniture, and a modern, tiled house shower room.

Beneath the apartment block there is a garage area accessed by a remote controlled door in which there are two allocated parking spaces and EV charging point, with a staircase and lift leading from the garage to the upper floors.

The Grove is regarded as Ilkley's premier shopping thoroughfare and includes the famous Betty's Cafe as well as several popular restaurants. Ilkley town centre provides a very wide range of shops, supermarkets and general amenities and has a railway station from where regular commuter rail services depart to Leeds/Bradford city centres, along with buses to surrounding towns. Ilkley boasts a wide range of sporting and recreational facilities and many cultural events, and there are pleasant walks to be enjoyed through the countryside, woodland and moorland surrounding the town. The Yorkshire Dales National Park is less than 6 miles distant, whilst Leeds/Bradford International Airport is only circa 11 miles away.

Floorplans



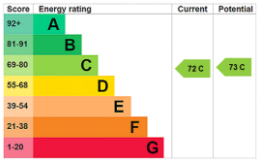
Third Floor

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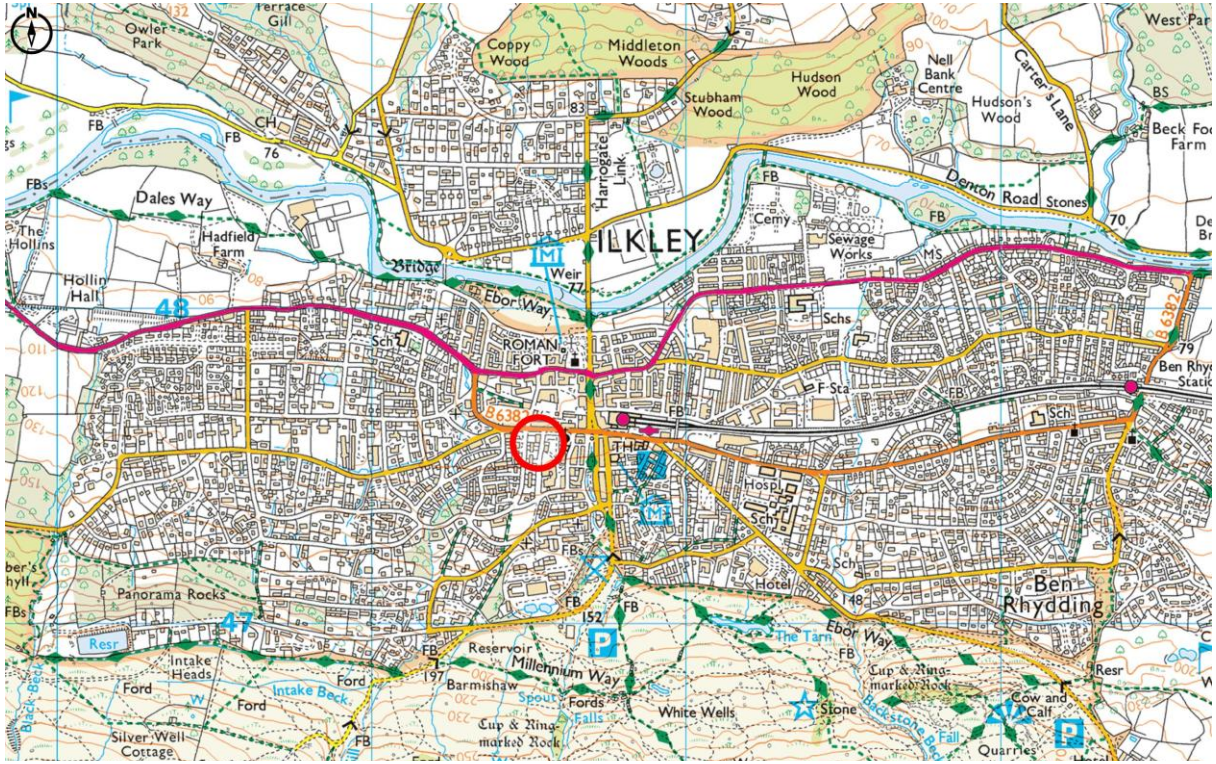
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Contact us

01943 600655

ilkley@dacres.co.uk

Directions

From our offices on The Grove in Ilkley town centre, proceed in a westerly direction along The Grove, past Christchurch and the bandstand gardens opposite Betty's Cafe. Turn next left into Back Parish Ghyll Road and the entrance to The Spa building is located on the right hand side. What3Words: pictures.baseless.monument

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Leasehold. Terms of Lease: 999 years (less 5 days) from 1 January 1992
- Annual Service Charge: £2808 for the period April 2026 to March 2027 paid at £234 paid per calendar month
- Annual Ground Rent: £118 per annum paid six monthly. Ground rent reviewed every 15 years, next review date January 2037.
- The lease prevents holiday letting and subletting in part. Subletting as whole is subject to restrictions within the lease.
- The lease prevents the keeping of pets other than one small dog or cat and/or cage bird and permission can be revoked at the landlord/management company's discretion
- All mains services installed with gas fired central heating
- Two allocated parking spaces with EV charging point
- The property is located within the Ilkley conservation area

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: ILK260332