DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £217,500

- 75% shared ownership
- No chain
- Retirement bungalow for over 60's
- Two double bedrooms
- Conveniently located for Ilkley town centre
- Off street parking
- Communal gardens

10 St. Marys Close, Ilkley

Forming part of this popular development of retirement properties, this easily managed, two bedroom bungalow enjoys a convenient location close to Ilkley town centre with off street parking and communal grounds. This property is sold as a 75% share and the remainder of a 125 year lease. (Please see agent's notes for further details).

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







10 St. Marys Close, Ilkley, West Yorkshire, LS29 8NZ

Skipton 10 miles, Leeds 16 miles, Harrogate 17 miles
(all distances approximate)

General Remarks

This mid-terrace bungalow provides a practical two bedroom home designed over one level with retirement specifically in mind and is subject to a minimum occupancy age restriction of 60 years.

The accommodation in brief includes an entrance hall with fitted storage that opens to a sitting room with kitchen off. The kitchen has a range of wall and base units and an external door out to the communal gardens. There are two double bedrooms with the primary bedroom having fitted wardrobes, and there is a modern house shower room.

The communal gardens are maintained via the management company whilst an emergency care line linked to a central monitoring point offers additional peace of mind.

St. Mary's Close is conveniently placed for Ilkley town centre with its excellent range of shops, restaurants, cafes, churches of several denominations, a health centre and general amenities including the Clarke Foley Day Centre. Bus services are available on Little Lane, whereas regular rail services depart from Ilkley station to Leeds/Bradford city centres. The town enjoys a wide range of sporting and recreational facilities and there are many pleasant walks to be enjoyed through the countryside, woodland and moorland surrounding Ilkley. The Yorkshire Dales National Park is only some six miles away from Ilkley.

Directions

From our offices on The Grove in Ilkley town centre proceed down New Brook Street towards the traffic lights and take the first right into Railway Road. Continue along Railway Road until you reach the junction with Little Lane. Turn right at the junction, the entrance to St. Marys Close is the second on the left hand side and the property will be found on the right hand side. What3words: passions.narrates.nets

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council, Council Tax Band is currently C

Tenure, Services & Parking

- Leasehold. This property is sold as shared ownership with a 75% share. 25% of leasehold and freehold owned by Anchor Housing. Length of lease: 125 years from 1 January 1994
- 2026 Service Charge: £192.15 per calendar month (£2305.80 per annum). Reviewed every year in April.
- Ground Rent: £153.40 per annum. Reviewed every 10 years with the next review due in 2034.
- Minimum occupancy age restriction of 60 years.
- Subletting is not permitted
- The keeping of pets is to be approved by the location manager.
- All mains services are installed. Gas-fired central heating.
- Off street parking.
- On or before the completion of any assignment permitted by virtue of sub-clause 3.15 (b)(i) the Leaseholder shall pay the Landlord such reasonable sum not exceeding 1% of the purchased percentage of the market value for the assignment (together with VAT if applicable) which sum shall be for the administrative costs and expenses of the Landlord relating to the assignment (including reasonable overhead costs of the landlord).

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.

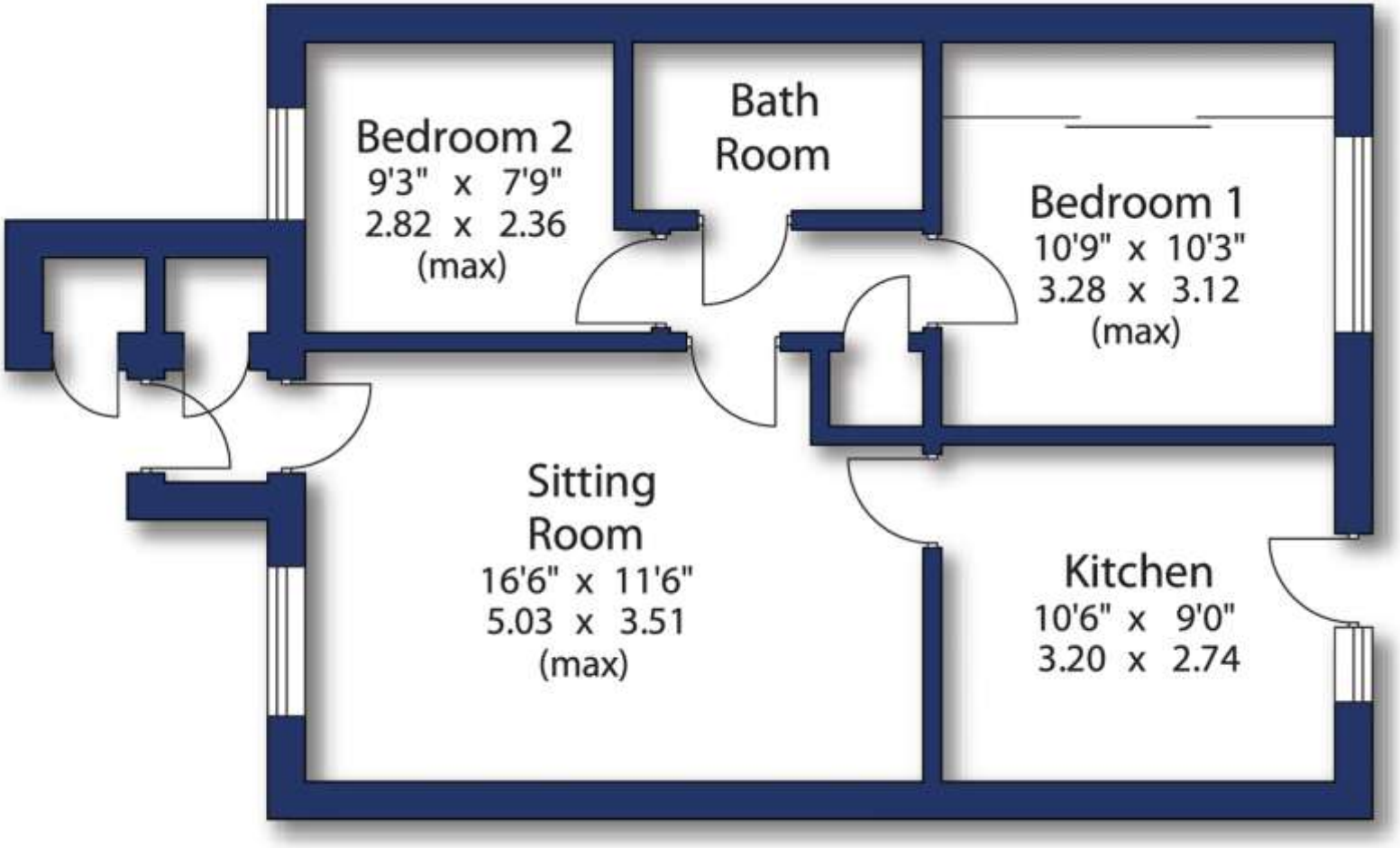
Referral fees

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: ILK260341

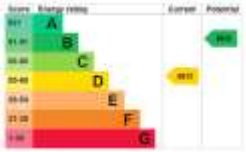




Floorplans



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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.

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