DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £295,000

- Bright and spacious two bedroom retirement apartment for the over 55's
- Southerly facing balcony with views over the bowling green and Ilkley Moor beyond
- Close to town centre amenities
- Allocated parking space
- NO CHAIN

Flat 10, The Lawns, Skipton Road, Ilkley

Forming part of this highly desirable development of retirement apartments convenient for Ilkley's town centre amenities, this spacious and well-presented two-bedroom apartment has the advantage of a southerly facing balcony with views over the bowling green and towards the moors beyond.

1-5 The Grove, Ilkley, West Yorkshire, LS29 9HS
Tel: 01943 600655
Email: ilkley@dacres.co.uk

dacres.co.uk







Flat 10, The Lawns, Skipton Road, Ilkley, West Yorkshire, LS29 9EW

Skipton 10 miles, Leeds 16 miles, Harrogate 18 miles
(all distances approximate)

General remarks

The Lawns is a highly regarded development of retirement apartments designed for the over 55's situated in a very convenient location only a short walk from Ilkley town centre. Number 10 is situated on the first floor and enjoys a southerly facing outlook over the bowling green of Ilkley Bowling Club and towards the moors beyond.
The apartment offers well-presented accommodation which includes a spacious living room with sliding doors to the south facing balcony which provides an excellent sitting out area, fitted kitchen, two bedrooms both with fitted furniture, and shower room. The apartment has the additional benefit of an allocated parking space.

The Lawns has an excellent range of communal facilities including a spacious, well-furnished Residents' lounge with kitchen off and several guest bedroom suites which may be booked at a charge for family visitors etc.

Nearby Ilkley town centre provides an excellent range of shops, restaurants, cafes and general amenities. Regular rail services to Leeds/Bradford are available from Ilkley station along with buses to surrounding towns. Ilkley enjoys a very 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 away.

Directions

From our offices on The Grove in Ilkley town centre, proceed along The Grove in a westerly direction and follow the road down to the junction with Skipton Road. Turn right onto Skipton Road, The Lawns is located on the right hand side. What3words: overhaul.strumming.encroach

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Leasehold. Terms of Lease: 999 years from 1 December 2003
- Annual service charge 01 Apr 2026 – 31 Mar 2027: £2,038. Service charge reviewed annually. No ground rent payable.
- A sole occupier must be at least 55, or for a couple, at least one member must be 55 or over.
- The lease prohibits subletting and holiday letting.
- One small pet dog or cat and/or a cage bird is permitted. Other animals are prohibited. A permitted pet cannot be kept if, in the landlord's reasonable opinion, it causes nuisance or annoyance to other leaseholders.
- Written consent is required from The Lawns Ilkley Management to register a sale. On resale the seller must pay a sinking fund contribution at 2% of the sale price or open market value at the date of sale (whichever is higher).
- There is a registration fee of £25 plus VAT, or another reasonable amount charged by the landlord's solicitors payable.
- The property is located within the Ilkley conservation area.
- Mains electricity, water and drainage are installed. Please note there is no gas connection to the property.
- One allocated parking space.

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.

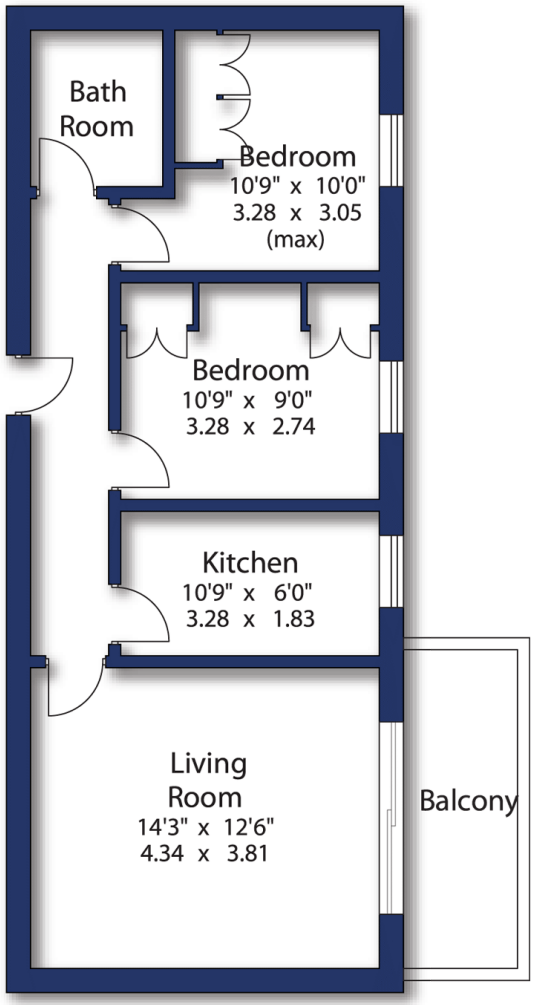
Referral fees

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: ILK260239





Floorplans



First Floor

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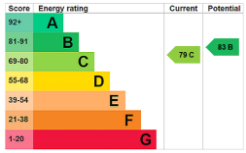

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