Dacre, Son & Hartley

20 Yorkshire Offices

1820 200 2020 YEARS OF YORKSHIRE PROPERTY



Guide Price £675,000

- Fully-fitted wool blend carpets throughout
- Fully-fitted kitchen with integrated appliances, including dishwasher, oven, hob, microwave, fridge freezer
- Fitted wardrobes to master bedrooms
- Spacious utility cupboards and storage facilities
- All apartments have either a patio or balcony
- Audio-visual security entry system with viewing monitor to each apartment, and controlled entry to the building
- Sophisticated 24-hour call system linked directly to the on-site team
- Two lifts to all floors
- On-site parking
- Pets welcome
- Landscaped gardens
- Protected by a 10-year NHBC warranty

Apartment 67, The Spindles, Bradford Road, Menston

An exclusive three bedroom south facing penthouse located on the third floor, with a luxurious large dining kitchen and large roof terrace, as well as a master bedroom with walk-in wardrobe and walk-out balcony.

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







Apartment 67, The Spindles, Bradford Road, Menston, Ilkley, LS29 6BU

Harrogate 13 miles, Skipton 16 miles, Leeds 11 miles (all distances approximate)

General remarks

Apartment 67 is an exclusive three bedroom south facing penthouse located on the third floor, with en-suite and walk-out balcony. The master bedroom, benefits from a large walk-in wardrobe, as well as a walk-out balcony. There is also a luxurious large dining kitchen with doors leading onto a large roof terrace from living room – the perfect space for entertaining, or enjoying some al-fresco dining.

The Spindles – A collection of 72 brand new one, two and three-bedroom retirement apartments, designed to help you make the most of every day, with an on-site support team available 24/7, 365 days a year.

Enjoy privacy of your own peaceful apartment, spend a relaxing afternoon in the on-site restaurant, stroll around the landscaped gardens, relax in the homeowners lounge or coffee lounge. There is also an activity studio, hairdressing salon, therapy suite and cinema room.

Each apartment is fully fitted with integrated appliances, feature fireplace, fully tiled walk in shower room, spacious storage cupboard and utility cupboard, fitted wardrobes to master bedroom. Outside there are beautiful landscaped gardens with summer house.

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council
- Council Tax Band – to be confirmed

Tenure, Services & Parking

All apartments are LEASEHOLD with a monthly service and well-being charge, and a communal facilities fee which is payable upon the slae of your home.

- Tailored care packages are available at an additional cost.
- Adlington Retirement Living (ARL) is the developer and operator of The Spindles. ARL are members of the Associated Retirement Community Operators and aim to comply with the ARCO Consumer Code.
- Length of Lease - 250 years starting from 1st January 2023.
- An Administration Fee is payable on resale of the property.
- Mains electricity, water and drainage is installed. Electric heating is installed.
- Residents parking

Internet & Mobile Coverage

Information obtained from Adlington Retirement Living indicates that an internet connection is available from at least one provider (homeowners to source own provider). Mobile coverage (outdoors), is also available from at least one of the UKs four leading providers. For further information please refer to: https://checker.ofcom.org.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. Extensive information on all of our properties can be viewed online at www.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. Dacres Ref: ILK240074

ARRANGE A VIEWING

Call 01943 862131 or email burley@dacres.co.uk





Floorplans

Apartment 67
Three bedroom **penthouse** apartment

Not to scale



Total Size:	**143.39 m²**	**1543 ft²**
Room Dimensions:		
Kitchen	4.79 m x 4.54 m	15'-9" x 14'-11"
Living room	5.41 m x 5.16 m	17'-9" x 16'-11"
Bedroom one	4.83 m x 4.74 m	15'-10" x 15'-7"
Bedroom two	4.41 m x 2.76 m	14'-6" x 9'-1"
Bedroom three	5.86 m x 2.66 m	19'-3" x 8'-9"
Bathroom	2.55 m x 1.71 m	8'-4" x 5'-7"
En-suite shower	2.86 m x 1.65 m	9'-4" x 5'-5"
Store	3.84 m x 1.25 m	12'-7" x 4'-1"
Utility	2.16 m x 1.25 m	7'-1" x 4'-1"

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Details are given as a general guide and may be subject to alteration. The plans do not represent a contractual offer or obligation on behalf of Gladman Retirement Living Ltd, trading as Adlington Retirement Living. For individual apartment details please contact the sales team. The plans shown are not to scale and all dimensions should be used for reference only and should not be relied upon for ordering furniture and fitments. Washing machine and tumble dryer not provided, space only. Measurements are based on the original architectural plans and are taken wall to wall to a tolerance of 50mm and taken as a maximum where appropriate. Apartments are sold unfurnished unless otherwise stated. Please ask your Sales Advisor for specific details.

THE SPINDLES
MENSTON

Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

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. 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. 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.

