Dacre, Son & Hartley

20 Yorkshire Offices

200 YEARS OF YORKSHIRE PROPERTY



Guide Price £342,000

- 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 46, The Spindles, Bradford Road, Menston

A two bedroom en-suite apartment featuring walk-out balcony, fully fitted 80% wool blend carpets throughout, a contemporary feature fireplace and spacious lounge area, located on the second floor.

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







Apartment 46, The Spindles, Bradford Road, Menston, Ilkley, LS29 6BU

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

General Remarks

Apartment 46 is a two bedroom en-suite apartment featuring walk-out balcony, located on the second floor.

There are fully fitted 80% wool blend carpets throughout and a contemporary feature fireplace with integrated electric fire in the spacious lounge area. The master bedroom benefits from an en-suite shower room as well as fitted wardrobes, and the kitchen has a touch of luxury with Silestone quartz worktops.

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

- The apartment is LEASEHOLD with a of Lease of 250 years starting from 1st January 2023.
- A service and well-being charge of approximately £171 per week is payable and reviewed annually.
- Administration Fee is payable on resale of the property. A communal facilities fee is payable upon the sale of your home or change of occupier. The fee is 4% per annum, capped at 5 years (maximum 20%) of the achieved market price (or an agreed market valuation of the property) per year or part year of occupation.
- 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.
- Mains electricity, water and drainage is installed. Electric heating is installed. There is no gas connection.
- Residents parking
- Well behaved pets (small dog or a house cat) are permitted providing they do not cause a nuisance to neighbours.



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: ILK240073

Floorplans



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.

