



8 Sefton Drive, Ilkley

An immaculately appointed and spacious three bedroom top floor apartment with private balcony enjoying excellent levels of light and elevated views with the advantage of a single garage in this popular development conveniently located for Ilkley town centre and its many amenities.

Guide Price £230,000

- Top floor apartment with balcony
- Three bedrooms
- Modern kitchen and bathroom
- Garage
- Excellent location close to Ilkley town centre
- Elevated views

1-5 The Grove, Ilkley, West Yorkshire, LS29 9HS

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8 Sefton Drive, Ilkley, West Yorkshire, LS29 8SH

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

General remarks

This spacious three bedroom apartment has been modernised to an excellent level and enjoys a superb top floor position in this popular development close to Ilkley town centre.

A communal entrance hall and staircase lead to the top floor and before entering the apartment on the communal landing is a useful lockable store cupboard. The accommodation in brief comprises of a hallway giving access to a useful storage cupboard, large reception room with space for a dining area enjoying a good degree of natural light, elevated views and access to the private balcony. There is also a modern kitchen, luxury bathroom and three bedrooms, two of which are double. Outside the property is located in communal grounds with a driveway providing vehicular access to a single garage.

Sefton Drive is a popular cul-de-sac which enjoys a very convenient location just off Cowpasture Road close to the town

centre, railway station and a wide range of local amenities. The town centre provides an excellent range of shops, restaurants, cafes and amenities whilst Tesco's supermarket, Springs Lane Health Centre and Ilkley Grammar School are also nearby. Ilkley is considered an ideal base in the magnificent Wharfe Valley countryside for commuters to Leeds/Bradford city centres to which regular rail services are available from Ilkley station, along with buses to surrounding towns. Ilkley has an excellent range of sporting and recreational facilities and there are many pleasant walks to be enjoyed through the countryside, woodland and moorland surrounding the town. The Yorkshire Dales National Park is only some 6 miles distant.

Directions

From our offices on The Grove in Ilkley town centre proceed along Station Road, past the Town Hall on the right hand side. Turn right into Cowpasture Road at the mini roundabout and then take the first right hand turning into Sefton Drive.

what3words: sheet.roofer.blackouts

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council
- Council Tax Band C

Tenure, Services & Parking

- Leasehold
- Term: 999 years from 14 September 1984
- Annual Service Charge 2024: £1500 paid monthly at £125.
- The lease prohibits the property from being rented out and prevents the keeping of pets.
- All mains services are installed with electric heating. Please note there is no gas connection to the property. Double glazing.
- Single garage and off street parking.

Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

Flooding

[Check for flooding in England - GOV.UK](#) indicate the long term flood risks for this property are: - Surface Water - Very low; Rivers & the Sea - Very low; Groundwater - Flooding from groundwater is unlikely in this area; Reservoir - Flooding from reservoirs is unlikely in this area.

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 £24.00 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.

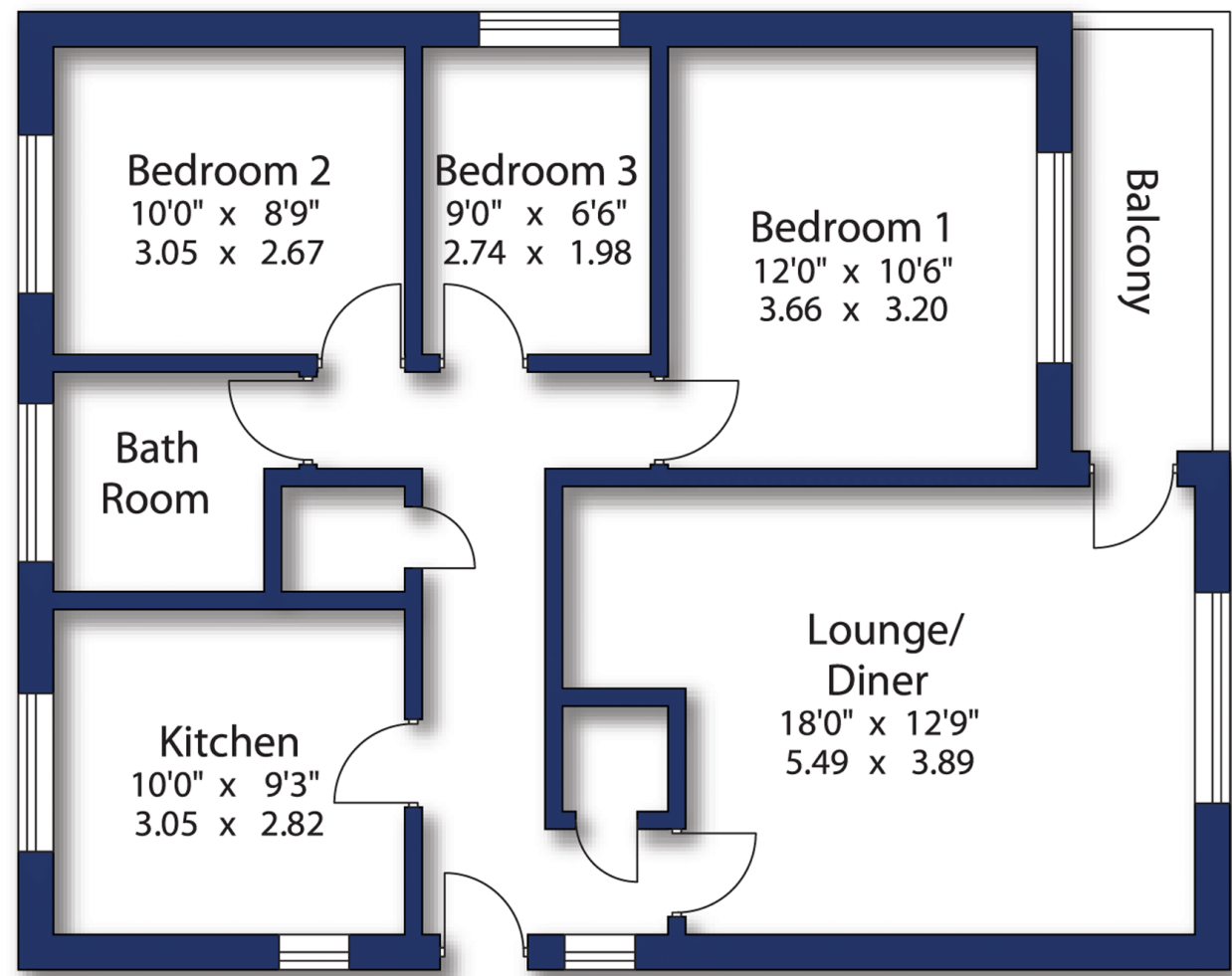
Referral fees

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.

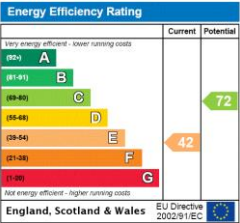
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Floorplans



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