Dacre, Son & Hartley
19 Yorkshire Offices

OVER 1820 200 2024 YEARS OF YORKSHIRE PROPERTY



Guide Price £35,000

- One bedroom first floor apartment with Juliet balcony overlooking the communal garden
- Lift access
- Sought after development for the over 70s
- Southerly aspect
- On site restaurant and additional facilities
- Estate Manager and 24 hour staffing
- Flexible care packages are available
- Excellent location convenient for Ilkley town centre
- View of Ilkley Moor and the Cow and Calf

24 Chesterton Court, Railway Road, Ilkley

Enjoying a southerly aspect and elevated views over the beautifully landscaped communal gardens and Ilkley Moor beyond, this luxury one bedroom first floor apartment forms part of this highly desirable and purpose built over-70s McCarthy & Stone retirement development.

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dacres.co.uk







24 Chesterton Court, Railway Road, Ilkley, West Yorkshire, LS29 8UW

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

General remarks

Forming part of this popular and highly regarded purpose-built retirement development for the over 70s and offering a range of additional amenities is this fantastic first floor apartment. The accommodation briefly comprises an entrance hall with useful storage cupboard, a double bedroom with walk in wardrobe, luxury wet room, modern fitted kitchen and reception room with top of the range electric fire and Juliet balcony enjoying a southerly aspect and elevated views from the lounge, kitchen and bedroom windows over the communal landscaped gardens and Ilkley Moor beyond.

This smartly appointed one bedroom apartment with lift access forms part of the well regarded McCarthy and Stone development offering excellent facilities for the over 70's including social lounge, car park, on-site bistro restaurant, 24 hour manager, laundry, one hour domestic assistance a week and guest suite for friends. Flexible care packages are also available.

The development is conveniently placed for Ilkley town centre with its excellent range of shops, restaurants, cafes and general amenities, and Ilkley railway and bus stations provide regular rail services to Leeds/Bradford city centres and buses to surrounding towns. There are pleasant walks to be enjoyed along the River Wharfe, through the woodland, moorland and countryside surrounding the town and the Yorkshire Dales National Park is less than six miles away.

Directions

From Dacre Son and Hartley's Ilkley office, proceed down Brook Street before taking the first turning right onto Railway Road. Shortly after the road bears to the left, the development will be found on the right hand-side. what3words irritated.marker.paradise



Local Authority & Council Tax Band

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

Tenure, Services & Parking

- The property is leasehold with the balance of a 999 year lease from and including 01 June 2017.
- Annual service charge for 2025: £9277.69 per year paid monthly at £773.14.
- Annual ground rent for 2025: £435 per year paid in two 6 monthly instalments.
- The resident must be over 70 years of age.
- Permission of the landlord is required to keep pets.
- Water and electric are installed. Electric heating. There is no gas to the property.
- Residents' car park. No allocated 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.

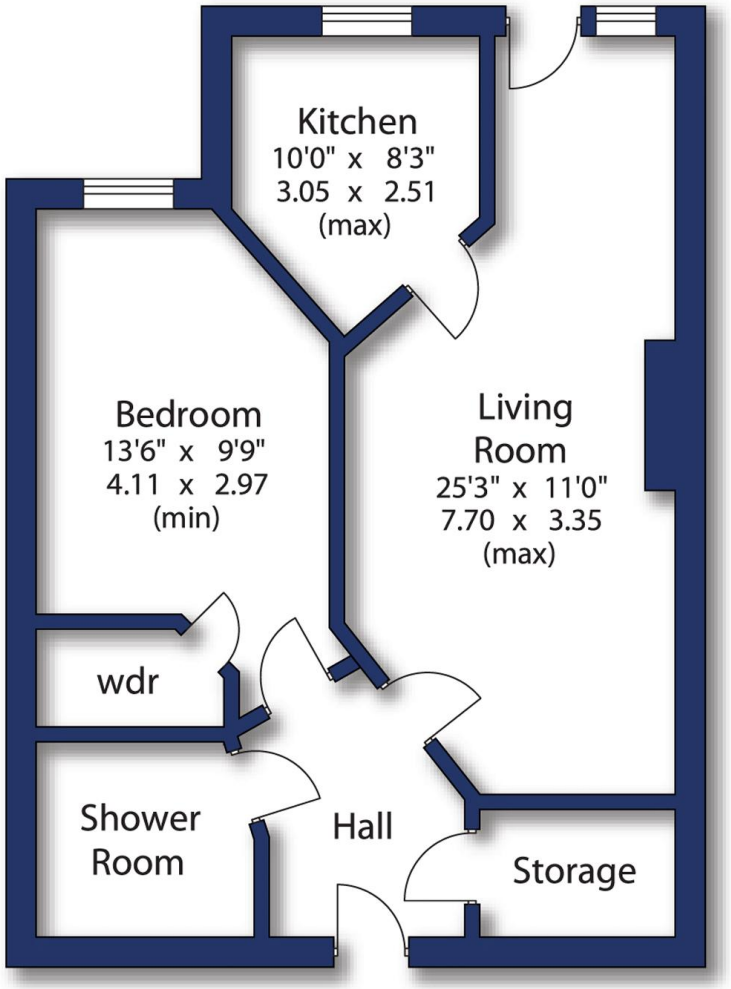
Buyer Anti Money Laundering Checks

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.

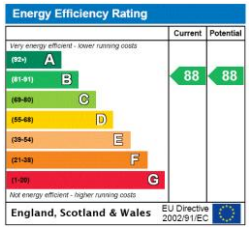
Referral fees

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.

Floorplans



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