



Guide Price £199,000

- Spacious two bedroom apartment
- 24 hour specialist care and support available
- Stunning views of the Yorkshire Moors
- Convenient location
- Communal facilities and communal grounds

28 Emmandjay Court, Valley Drive, Ilkley

This spacious two bedroom apartment offers an excellent opportunity to purchase this fantastic property in this over 60's development. This apartment has 24 hour support and care available if required, offering independent living with total peace of mind.

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

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28 Emmandjay Court, Valley Drive, Ilkley, West Yorkshire, LS29 8PF

Skipton 11 miles, Leeds 16 miles, Harrogate 17 miles
(all distances approximate)

General Remarks

Emmandjay Court is a purpose built development of 56 apartments.

The accommodation briefly provides: lounge / dining area with balcony, fully fitted kitchen with fan assisted double oven, electric hob, extractor hood and space for a fridge / freezer, washer / dryer and dishwasher, master bedroom with en-suite, second bedroom, and bathroom with level access shower. The apartment has the benefit of specialist flooring in kitchen and bathroom to reduce slip hazards, raised power points, security optical door viewer and 24 hour emergency assistance call system.

The development overlooks some stunning views of the Yorkshire Moors and is situated close to public transport links, shops, post office and a newsagent. The development offers the privacy and pleasure of your own home within a friendly community, 24 hour specialist care and support, the latest safety

and security features, and a social programme of activities and events for the residents' enjoyment.

Shared communal facilities include: residents' lounge with IT facilities; platinum room with library facilities; en-suite guest room; assisted bathroom; shared gardens for outdoor enjoyment; café bistro.

Specialist features include an on-site care team available 24 hours a day, optional flexible quality care if needed, an extensive social programme, 24 hour emergency assistance, and optional daily contact for assurance.

Directions

From Dacre, Son & Hartley Estate Agents Ilkley head south on Wells Road towards Whitton Croft Road. Turn right onto Queen's Road, then turn right at the first cross roads onto Wells Promenade. Take the turning right onto Station Road/B6382 and go through one roundabout. Take the turning left onto Valley Drive and turn right into Emmandjay Court.

What3words: butlers.producing.lifelong

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Leasehold. Terms of Lease: 125 year lease from and including 1st January 2012
- Service charge of £322.80 per calendar month payable in advance for the month ahead.
- Wellbeing charge of £344.93 per calendar month payable in advance for the month ahead.
- Ground rent of £518.64 per annum.
- Mains electricity, water and drainage are installed. Electric central heating. There is no gas connection to the property.
- Resident's car park.

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

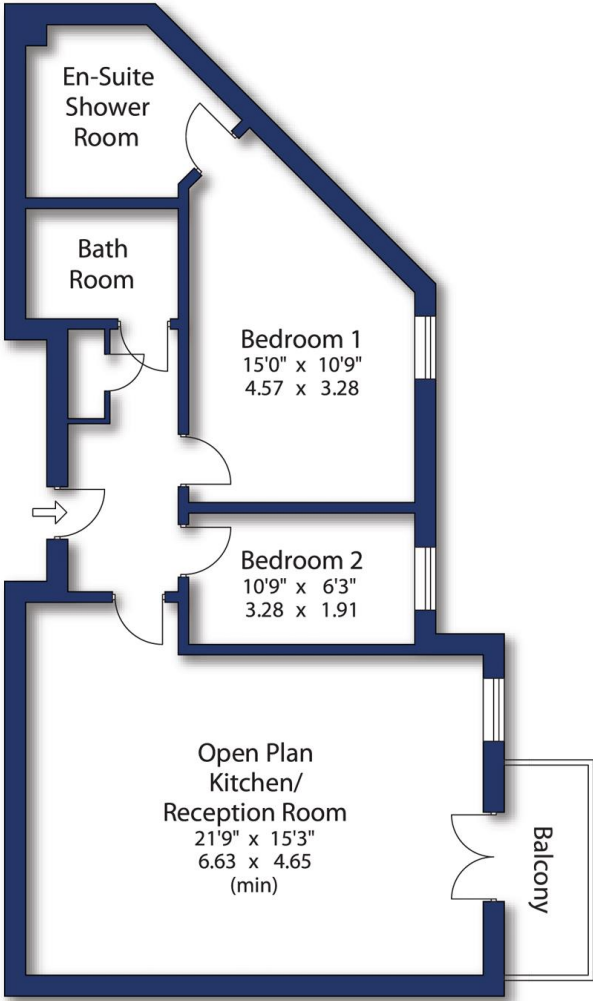
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract 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: IKL240007

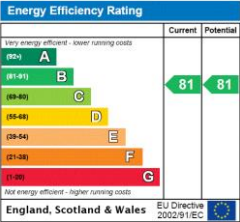


Floorplans



First Floor

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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. An Energy Performance Certificate is available on request. 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. Buyers should consider an independent check of all aspects of the property. 8. 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.

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