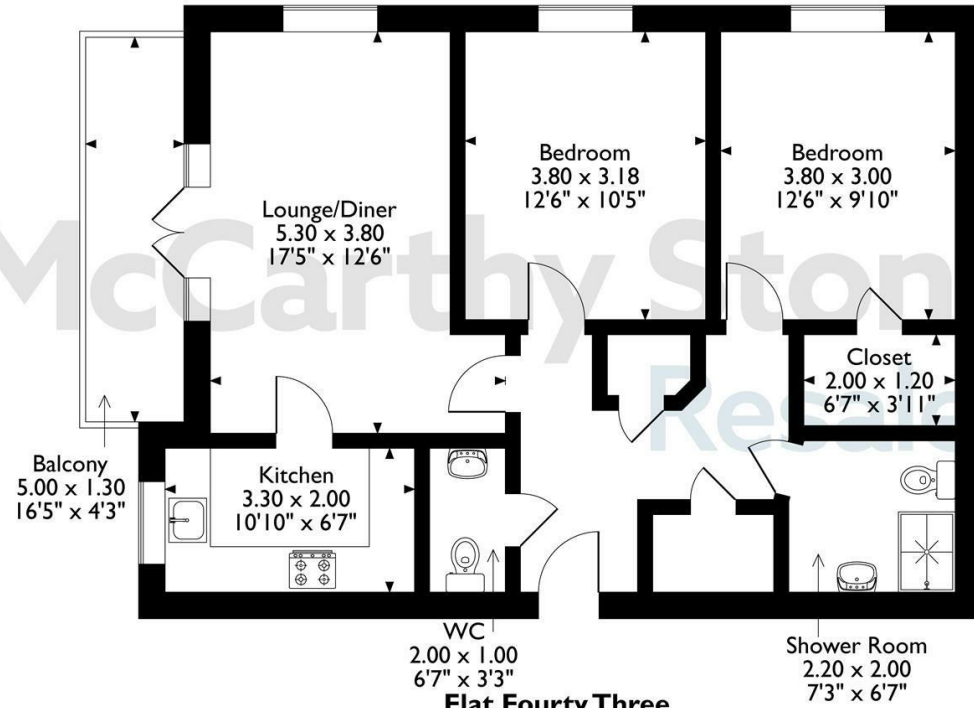
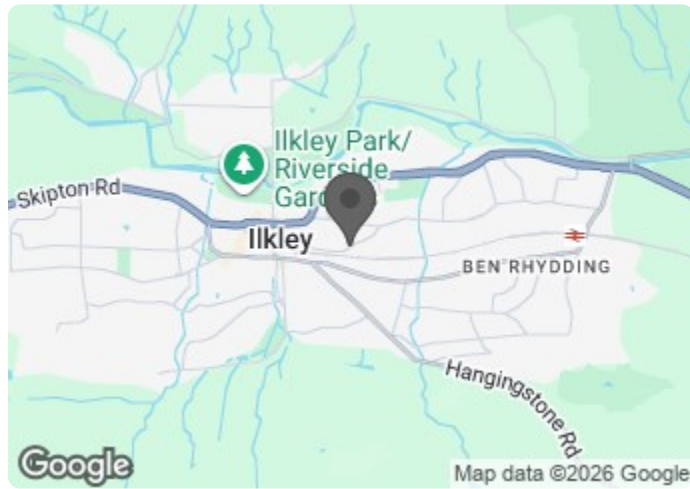


43 Chesterton Court, Railway Road, Ilkley
Approximate Gross Internal Area
74 Sq M/797 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

43 Chesterton Court

Railway Road, Ilkley, LS29 8UW



Asking price £385,000 Leasehold

This beautiful and spacious two bedroom property with a large walk out balcony offering views toward the Cow n Calf. On the **SECOND FLOOR** of this exclusive **OVER 70'S MCCARTHY STONE RETIREMENT LIVING DEVELOPMENT**, centrally located to **ILKLEY RAILWAY STATION, HOSPITAL and TOWN CENTRE**, with bus stops directly outside the development. **ONE CAR PARKING SPACE INCLUDED -**

Call us on 0345 556 4104 to find out more.

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This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised reproduction is strictly prohibited.



Chesterton Court, Railway Road, Ilkley

2 bed | £385,000

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Summary

Exclusively for the over 70s, Chesterton Court offers easy retirement living with staff on-site 24 hours a day, domestic and support services available when needed, and a bistro-style restaurant serving daily lunches.

Service charges cover external maintenance, gardening, window cleaning, buildings insurance, water rates, security, and energy costs for the laundry, homeowners' lounge and communal areas.

Widely regarded as one of the best apartment in the development due to its size and aspect, this spacious home features generous bedrooms, a large living area with private balcony, and high-quality kitchen and shower rooms, all designed for comfort, security and independent living.

Local area

Chesterton Court is ideally located in the sought-after spa town of Ilkley, offering the best of both worlds with a historic town centre and easy access to the Yorkshire Dales.

Set on the south bank of the River Wharfe, Ilkley is known for its Victorian character, local boutiques, galleries and museums,

making it an excellent place to enjoy an active and peaceful retirement.

The development is also conveniently positioned around 350 yards from Ilkley Railway Station, within a third of a mile of Tesco Superstore and the town centre, within a quarter of a mile of Ilkley Moor Medical Practice and Coronation Hospital, with bus stops directly outside.

Entrance Hallway

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to the Cloaks/WC, and also a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedrooms and bathroom.

Cloaks/WC

Low level WC, vanity unit with sink and mirror, chrome heated towel rail.

Lounge

A spacious lounge with the benefit of French doors leading onto a large balcony overlooking gardens toward the Cow n Calf. There is ample space for dining. TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets. Partially glazed door leads onto the kitchen.

Kitchen

Stylish fitted kitchen with a range of modern cream gloss low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap, drainer and splashback. UPVC double glazed window. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

Bedroom One

Double bedroom with window enjoying views. Ceiling light, TV phone point, fitted carpets and raised electric power sockets. Door leading to a walk-in wardrobe housing shelving and hanging rails.

Bedroom Two

Generous second bedroom which can be used for dining or a study with the window again enjoying views. Ceiling light, fitted carpets and raised electric power sockets.

Wet Room

Fully tiled and fitted with modern suite comprising of a walk-in shower, low level WC, vanity unit with sink and mirror above, heater and emergency pull cord for assistance. Chrome heated towel rail.

Car Parking

A much sought after car parking space is included in the sale of the property.

Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The annual service charge is £12,775.62 for the financial year ending 30/06/2026.

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Leasehold Information

Lease Length: 999 years from 2017

Ground rent: £525 per annum

Ground rent review: Jun 2032

Managed by: Your Life Management Services

It is a condition of the purchase that the resident is of the age of 70 or over.

