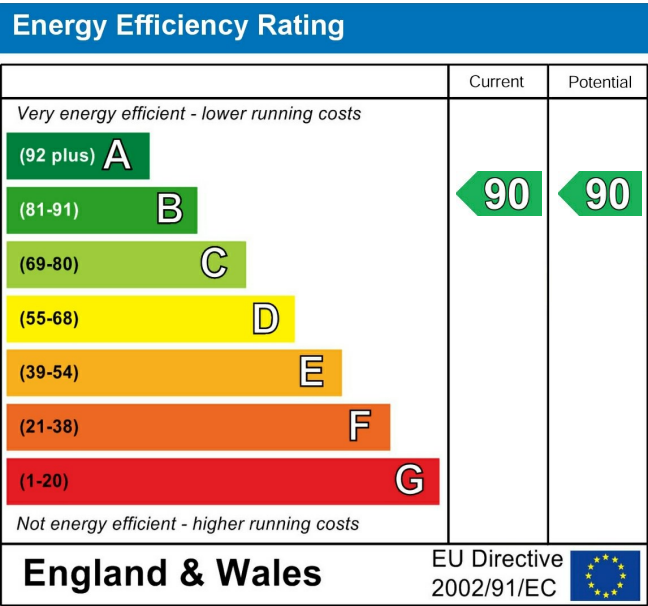
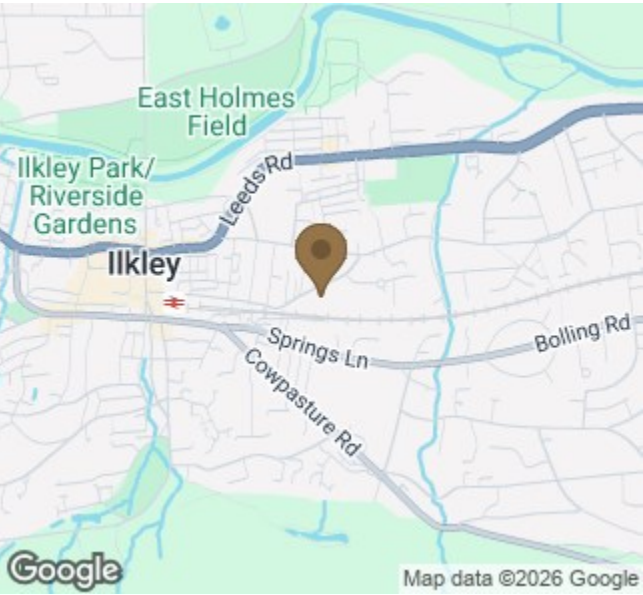
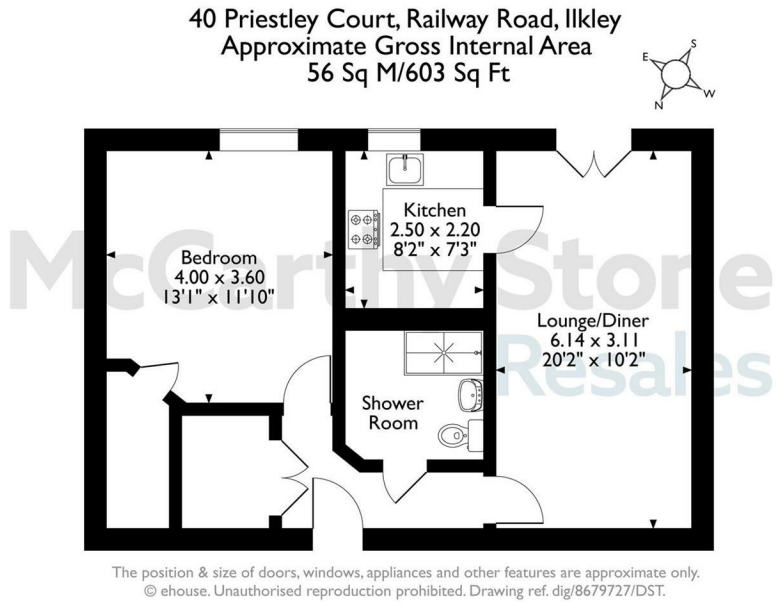




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Registered in England and Wales No. 10716544



40 Priestley Court

Railway Road, Ilkley, LS29 8UU

1 1 Council Tax Band: C

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 40 Priestley Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £195,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- One bedroom third-floor retirement apartment
- Attractive southerly landscaped garden views
- Far-reaching views towards Ilkley Moor
- Exclusive McCarthy Stone over-60s development
- Bright and well-positioned living accommodation
- Landscaped communal gardens for residents
- Close to Ilkley town centre
- Nearby shops, amenities and transport
- Convenient for Ilkley Rail Station
- No onward chain, vacant possession

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

40 Priestley Court, Ilkley

 1 |  1 | Asking price £195,000

Development

Exclusive to the over-60s, Priestley Court is a modern McCarthy Stone Retirement Living development in the heart of Ilkley. Comprising 44 stylish one and two-bedroom apartments, the development has been thoughtfully designed to offer comfortable, secure and low-maintenance retirement living. Residents can enjoy the privacy of their own apartment while also benefiting from welcoming communal spaces and the opportunity to socialise with neighbours.

Ideally positioned within the highly desirable spa town of Ilkley, Priestley Court is close to an excellent selection of shops, cafés, restaurants and everyday amenities. The town sits on the south bank of the River Wharfe and is surrounded by the beautiful Yorkshire countryside, with Ilkley Moor and the Yorkshire Dales within easy reach.

Ilkley Railway Station is approximately 350 yards from the development, providing convenient transport links, while Tesco Superstore, local medical facilities and Coronation Hospital are also nearby. Bus stops are located directly outside Priestley Court, making it easy to access the wider local area.

Apartment Overview

A well-positioned one-bedroom third-floor retirement apartment enjoying an attractive southerly aspect with views across the landscaped communal gardens towards Ilkley Moor. The accommodation includes a spacious living room, fitted kitchen, generous double bedroom and modern shower room, all designed for comfortable, low-maintenance retirement living. The property also benefits from its elevated position within Priestley Court, with no onward chain and vacant possession available.

Landscaped Gardens

One of the main social hubs of Priestley Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

“The gardens are beautiful all year round and there are plenty of

opportunities to spend time together with other neighbours, if you want the interaction.” – McCarthy Stone Homeowner

Social Lifestyle

The Communal Lounge is at the heart of the community at Priestley Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Additional Information & Services

- Superfast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

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.

Service Charge: £2,778.36 per annum (up to financial year end 30/06/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold information

Lease: 999 years from 1st June 2017

Ground rent: £425 per annum

Ground rent review: 1st June 2032

Managed by: McCarthy and Stone Management Services

It is a condition of purchase that all residents must meet the age requirements of 60 years.

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.

