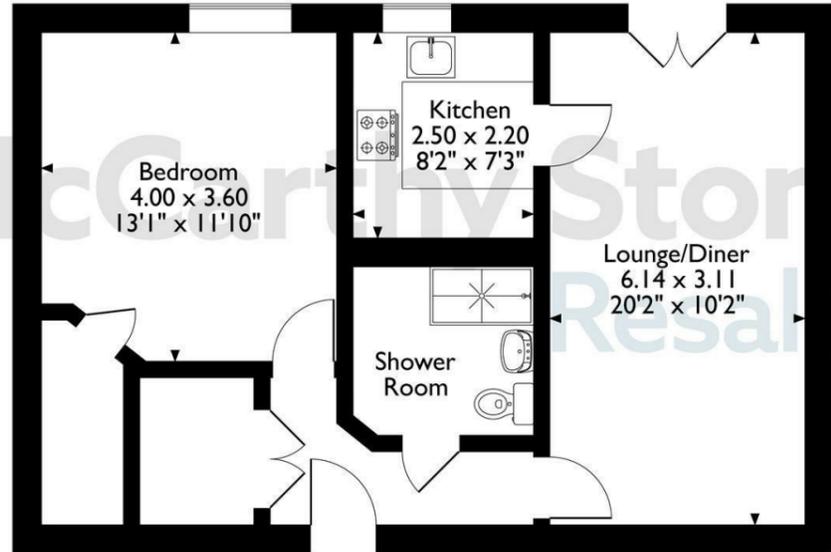
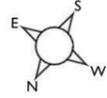


40 Priestley Court, Railway Road, Ilkley  
Approximate Gross Internal Area  
56 Sq M/603 Sq Ft



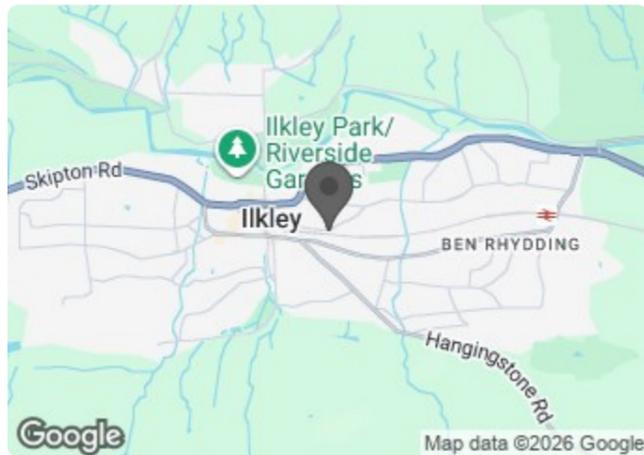
The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8679727/DST.

**40 Priestley Court**

Railway Road, Ilkley, LS29 8UU



Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>90</b>	<b>90</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Asking price £235,000 Leasehold**

NO ONWARD CHAIN & VACANT POSSESSION. A WELL POSITIONED ONE BEDROOM THIRD FLOOR APARTMENT enjoying attractive southerly views over the landscaped gardens towards Ilkley Moor, set within an exclusive MCCARTHY STONE OVER 60s DEVELOPMENT. Ideally located close to ILKLEY TOWN CENTRE, LOCAL SHOPS, AMENITIES and ILKLEY RAIL STATION, with easy access to the YORKSHIRE DALES.

**Call us on 0345 556 4104 to find out more.**

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 duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# Railway Road, Ilkley

## 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

Exclusive to the over 60s, Priestley Court is a modern development of luxury Retirement Living apartments in Ilkley. This stunning town centre development offers 44 one and two bedroom apartments exclusive to people aged 60 and over. At Priestley Court you can enjoy your own privately-owned apartment carefully designed to create a safe and secure environment which is free from the worry of exterior maintenance. Whether you enjoy peace and quiet in your own apartment or like the companionship of others, this Retirement development is the right choice for you.

## Local area

Located in the highly desirable spa town of Ilkley, this development enjoys easy access to a wide range of shops, cafés, restaurants and amenities within the

historic town centre, as well as the beautiful surroundings of the Yorkshire Dales. Set on the south bank of the River Wharfe, Ilkley offers an ideal setting for a peaceful and active retirement.

Ilkley Railway Station is approximately 350 yards away, with the town centre, Tesco Superstore, medical facilities and Coronation Hospital all close by. Bus stops are conveniently located directly outside the development.

## Entrance Hallway

Front door with spy hole opens into a spacious entrance hall featuring the 24-hour Tunstall emergency response pull cord system. The hallway includes a walk-in storage/airing cupboard housing a washer dryer, illuminated light switches, smoke detector and a secure door entry intercom system. Doors lead to the living room, bedroom and shower room.

## Lounge

A spacious living room benefiting from a southerly facing Juliet balcony enjoying views over the landscaped gardens towards the railway line and the Cow and Calf Rocks. The room offers ample space for both living and dining furniture. TV and telephone points, two ceiling light fittings, fitted carpet and raised electric power sockets. A partially glazed door leads through to the kitchen.

## Kitchen

A stylish fitted kitchen comprising a range of modern gloss finished wall and base units with drawers and roll-edge work surfaces. Stainless steel sink with mono-lever tap, drainer and splashback. UPVC double glazed window. Integrated appliances include a built-in oven with slide and hide door, microwave, ceramic hob with extractor hood, fridge and freezer, together with under-pelmet lighting.

# 1 bed | £235,000

## Bedroom

Spacious double bedroom . Ceiling light, TV phone point, fitted carpets and raised electric sockets. door leading to a walk in wardrobe housing shelving and hanging rails. Southerly aspect window overlooking landscaped gardens.

## Shower Room

Tiled and fitted with modern suite comprising of a walk in shower, low level WC, vanity unit with sink and mirror above and heater, Chrome heated towel rail.

## Service charge (breakdown)

- House Manager
- Cleaning of all communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Apartment window Cleaning (outside only)
- 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
- Intruder alarm system

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

Service charge: £2,248.88 per annum (for financial year end 30 Jun 2023)

## Leasehold information

Lease Length: 999 years from 2017

Ground rent: £425 per annum

Ground rent review: 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.

## Additional Information & Services

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

