

HUNTERS®

HERE TO GET *you* THERE

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Regency Court, Ilkley, LS29

Offers Over £200,000

A two double bedroom ground floor apartment, offered to the market with no onwards chain, within the sought after Regency Court development. The property offers generously proportioned accommodation, and is well presented throughout. Located in a desirable area off Queens Road, Ilkley, and being close to the moors, the accommodation briefly comprises: communal entrance, private entrance hallway with useful storage cupboard, living room with French doors leading to the well established communal gardens, newly fitted kitchen with integrated appliances, master bedroom with fitted wardrobes, a further double bedroom with fitted wardrobe, and showerroom. Externally, there is allocated parking as well as visitor parking. Offered to the market with no onwards chain.

Ilkley is a thriving, historical Yorkshire town in the Wharfe Valley offering a wide range of amenities, boutique shops, everyday stores, traditional pubs, wine bars and restaurants to suit all tastes, as well as excellent social facilities to include the playhouse, lido pools, rugby, cricket and golf clubs. The town also benefits from well-regarded schools for all ages including Ilkley Grammar School. In addition, the stunning scenery of the Wharfe Valley provides opportunity for countryside walks. Likewise for the commuter, the town is ideal – there are regular train services to both Leeds and Bradford and for those travelling further afield, Leeds/Bradford International Airport is just over 11 miles away.

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KEY FEATURES

- TWO BEDROOMS
- GROUND FLOOR APARTMENT
- OPEN PLAN LIVING SPACE WITH FRENCH DOORS
- MODERN FITTED KITCHEN
- ALLOCATED PARKING SPACE
- WELL MAINTAINED COMMUNAL GARDENS
- NO CHAIN
- EPC RATING C





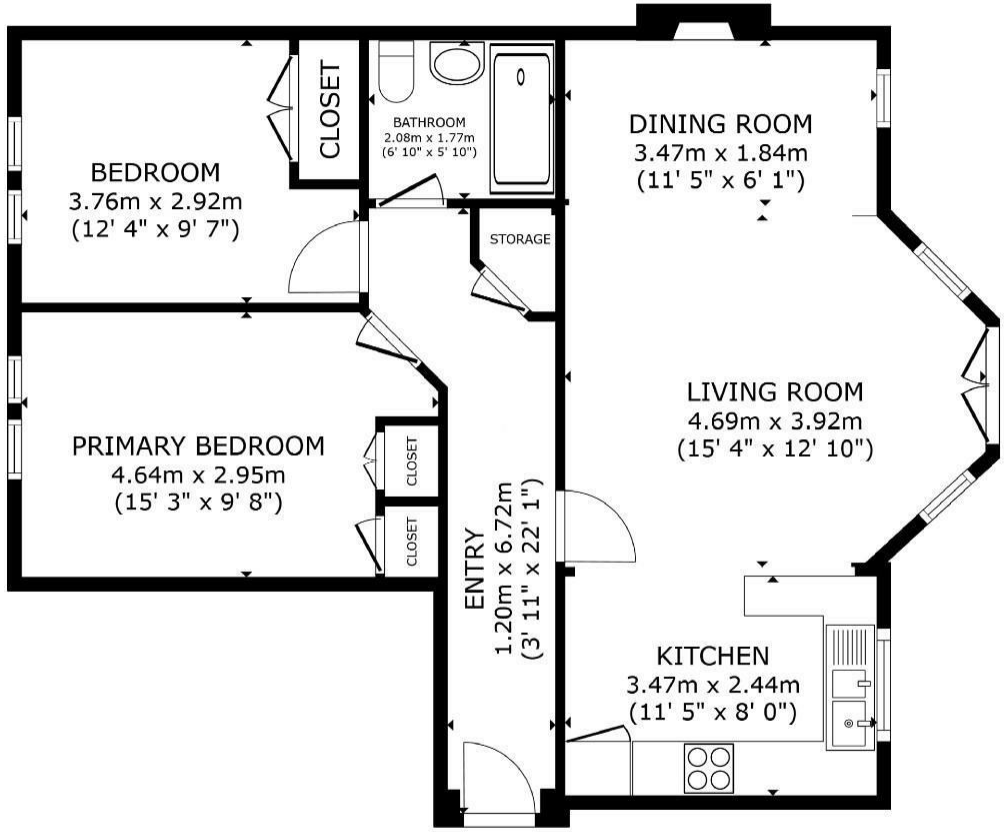












FLOOR PLAN

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GROSS INTERNAL AREA
FLOOR PLAN 71.7 m² (772 sq.ft.)
TOTAL : 71.7 m² (772 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport®

DIRECTIONS
From the centre of Ilkley where Brook Street meets Station Road, turn into Wells Promanade. Continue up the hill then turn right onto Queens Road. Continue for about a third of a mile, passing St Margaret's Church on the left, and the road will bend to the right up the hill. Continue up the hill and the entrance to the Regency Court flats can be found on the left hand side.

AGENTS NOTES
Council Tax Band E, Bradford City Council

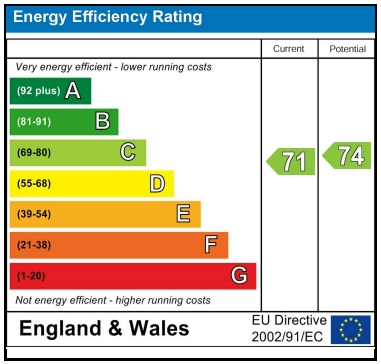
Tenure: Leasehold

The property is held on a 999 year lease from January 1999. The current service charge for 2026 amounts to £690.48 per quarter, £2,761.92. This covers buildings insurance, cleaning and lighting of the communal areas, external window cleaning, maintenance of the grounds and painting of the exterior and communal areas. There is a peppercorn ground rent.

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

ADDITIONAL INFORMATION
If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

DISCLAIMER
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



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The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK

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