






HUNTERS[®]
HERE TO GET *you* THERE

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Lister Court, Cunliffe Road, Ilkley, LS29

£199,995



A lovely 2 bedroom, first floor apartment with lift and located within this highly regarded development for those over 55yrs, with a delightful outlook over the town and towards up Ilkley Moor. The retirement development provides residents with access to facilities such as a residents lounge with adjoining kitchen, laundry, car park and beautifully maintained communal gardens. The accommodation is light and airy, briefly comprising: an entrance hall, cloakroom, living/dining room with French windows opening onto a Juliet balcony with views over the town and a panorama view of Ilkley moor beyond, a well-appointed kitchen, two bedrooms and a shower room. Listers Court is situated in the heart of Ilkley town centre, with a short stroll from shops, cafés and the train station.

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.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
otley@hunters.com | www.hunters.com

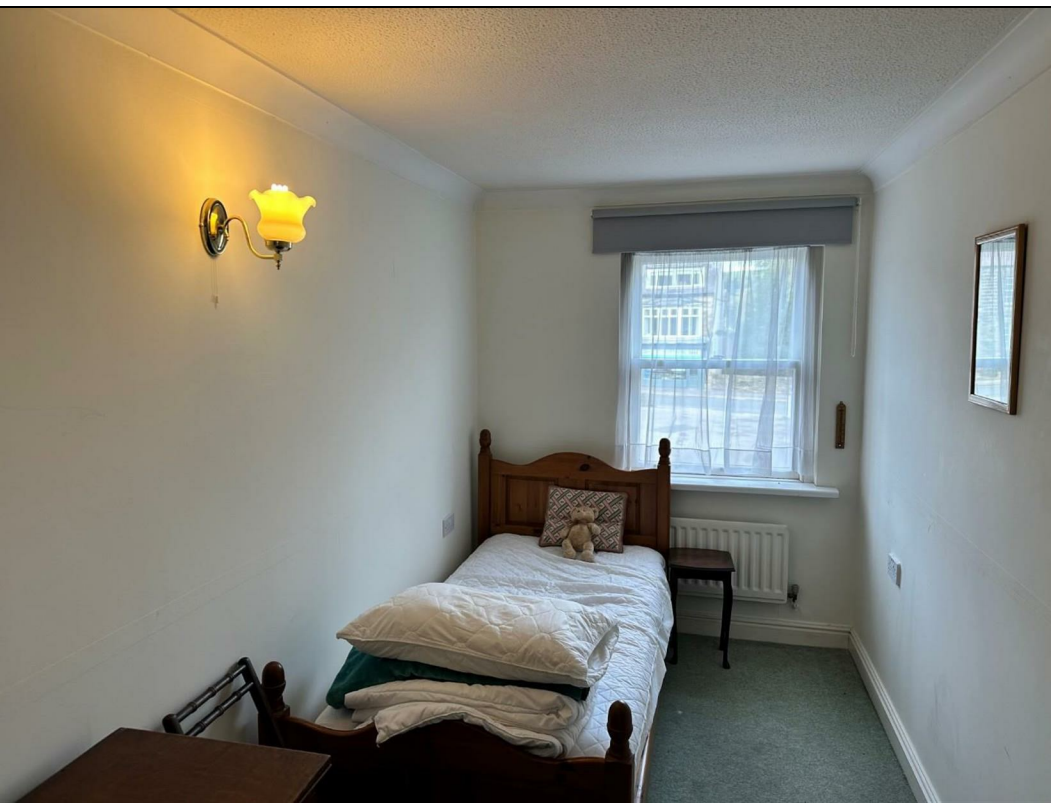


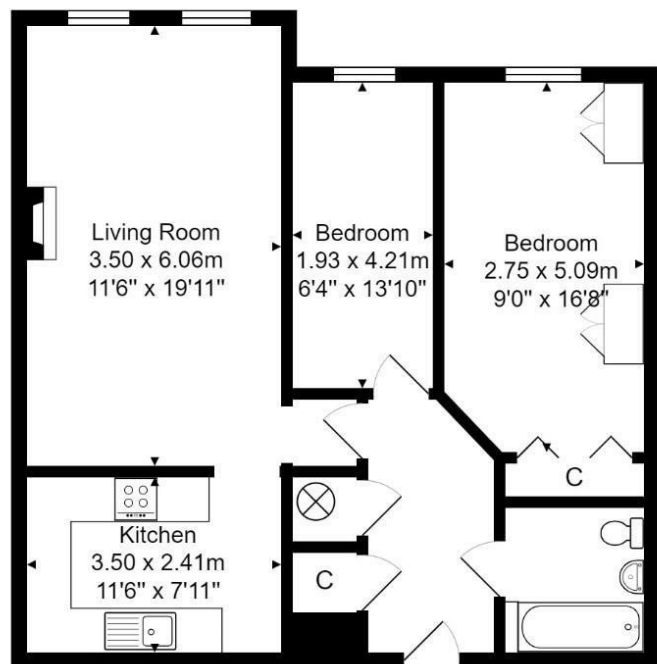
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KEY FEATURES

- TWO BEDROOM APARTMENT
- CENTRAL ILKLEY LOCATION
- FIRST FLOOR
- LIFT
- MAINTAINED COMMUNAL GARDENS
- PARKING
- EPC RATING B
- CHAIN FREE







Total Area: 69.5 m² ... 748 ft²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	83	83
(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	

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AGENTS NOTES

Tenure: Leasehold

We have been advised that the property is Leasehold with a share of the freehold and the balance of a 189 year lease from 1997. The current service charge is £250 per month and this covers such items as buildings insurance, maintenance of the common areas, external window cleaning, servicing and maintenance of the lift, gardening and hot water.

Day to day management of the development is undertaken by Listers Court Management Company in conjunction with Adair Paxton in Leeds.

Council Tax Band E

ADDITIONAL SERVICES

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.

ANTI MONEY LAUNDERING CHECKS

We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £30 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. We are also required to obtain identification from all prospective buyers, and we will ask to see proof of funding. Please note that the property will not be marked as Sold Subject To Contract until the checks have been satisfactorily completed so therefore buyers are asked for their co-operation in order that there is no delay.

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.

DIRECTIONS

From the centre of Ilkley, proceed to the top of Brook Street and turn right onto The Grove, after about 300 metres turn right into Cunliffe Road. Listers Court is towards the bottom of Cunliffe Road on the left hand side.