

12 Emmandjay Court, Valley Drive | | Ilkley | LS29 8PF

Asking price £200,000

TRANMER WHITE
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27 Emmandjay Court, Valley Drive | Ilkley | LS29 8PF

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A smartly presented first floor retirement apartment located in a modern purpose built development within private grounds and having lift access. The property enjoys a westerly aspect and includes a spacious living room with a balcony, a fitted kitchen with integrated appliances, two bedrooms, a bathroom and shower room. Emmandjay Court provides residents with extensive support services and amenities, such as a bistro, salon, tea and coffee lounge, buggy parking area and well-kept communal grounds. The development has 24 hour on-site support staff and a car park for the use of both residents and visitors.

- Impressive First Floor Retirement Apartment
- West Facing Aspect
- Balcony Overlooking The Gardens
- Sitting Room & Well Equipped Kitchen
- Principal Bedroom With En Suite Facilities
- Further Bedroom & Bathroom
- Off Road Parking
- Extensive Residents' Facilities
- Council Tax Band D
- EPC Rating C

GROUND FLOOR

Communal Entrance
A secure communal entrance that leads through the buildings' various residents' facilities. There is lift and staircase access to the upper floors.

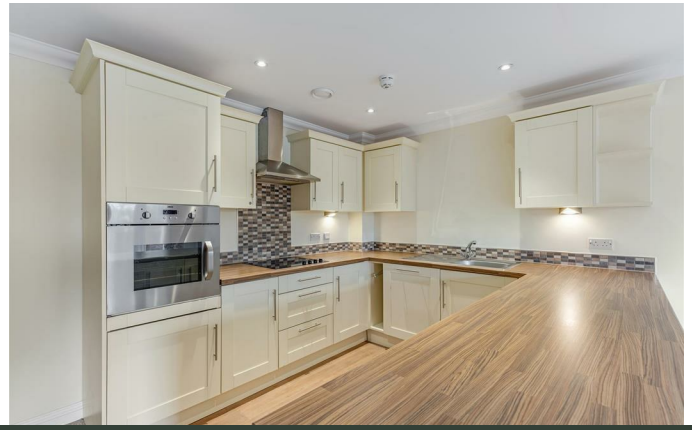
FIRST FLOOR

Private Reception Hall
With a panelled entrance door and a useful store cupboard.

Open Plan Living Area
21'4" x 15'3" (6.50m x 4.65m)
There is a principal open plan living area comprising:

Sitting Room
A bright and spacious living area with a glazed door leading to a balcony, facing west and overlooking the internal garden of Emmandjay Court.







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Kitchen Area
Extensively equipped to a high standard, the kitchen area includes a stainless steel sink with a mixer tap and a range of fitted base and wall units incorporating cupboards, drawers and work surfaces. Integrated appliances include an electric oven and hob with a filter hood over, fridge, freezer, dishwasher and washing machine.

Principal Bedroom
17'4" (maximum) x 10'6" (5.28m (maximum) x 3.20m)
With a west facing window and a moulded ceiling cornice.

En Suite Shower Room
With a large walk in shower, low suite wc and a wash basin. Ceramic tiled wall and recessed spotlights. Fitted wall mirror and shaver point.

Bedroom 2
10'6" x 6'2" (3.20m x 1.88m)
With a west facing window and moulded ceiling cornice.

Bathroom
With a panelled bath, low suite wc and a wash basin. Ceramic tiled walls and recessed spotlights. Fitted wall mirror and shaver point.

OUTSIDE

Communal Gardens
Emmandjay Court is set amidst lovely communal grounds that include well kept lawns, mature shrubs and paved seating areas.

Tenure
We are advised that the apartment is held on the balance of a 125 year lease from January 2012. The current ground rent is £496.08.

Service Charge
We are advised that the monthly charges for 2025/26 are:

Service Charge £421.00
Wellbeing Charge £375.21

Emmandjay Court
Emmandjay Court has dedicated on site staff 24 hours a day to provide emergency response as well as day to day care and support if required. Additional support including cleaning, laundry services and shopping can be provided on a regular basis or as and when required. Shopping and groceries can even be delivered to individual apartments.

Contingency Fund Contribution
A contribution to the Contingency Fund is payable on sale or a transfer of ownership. The Fund covers spending for the repair or renewal of communal areas, roofs, lifts, etc. The contribution is 1% of the 'open market value' at the point of sale/ transfer, for each year or part-year of ownership.

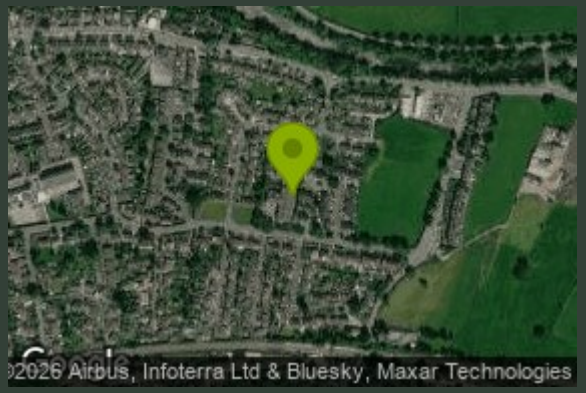
Ben Rhydding
Located on the eastern side of Ilkley, Ben Rhydding sits just below the famous Cow and Calf Rocks and is a thriving community in its own right, sought after for its village appeal with a standout parade of shops, one of the districts most highly-regarded primary schools, St John's church and its own train station. In the 19th century, then known as Wheatley, Ben Rhydding was noted for its hydropathic establishment.

Council Tax
City of Bradford Metropolitan District Council Tax Band D

Please Note
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

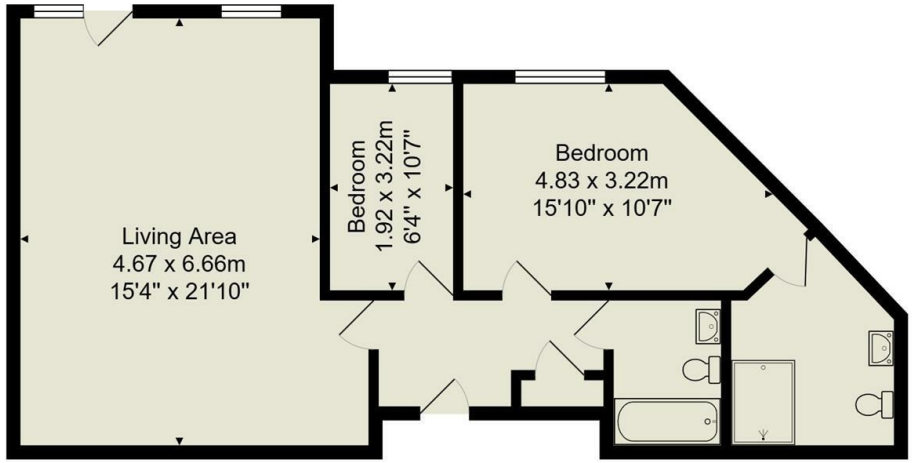
Mobile Signal/Coverage
The mobile signal/coverage in this area can be verified via the following link:
https://checker.ofcom.org.uk/en-gb/mobile-coverage

Offer Acceptance & AML Regulations

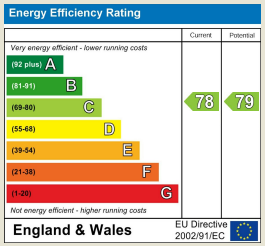








Total Area: 72.7 m² ... 783 ft²
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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