

17 Emmandjay Court | Valley Drive | Ilkley | LS29 8PF

£250,000

TRANMER WHITE
Trusted Estate Agents

17 Emmandjay Court | Valley Drive | Ilkley | LS29 8PF

£250,000

Offering a larger floor area than the majority of apartments within Emmandjay Court, this beautifully presented two-bedroom, ground-floor apartment occupies an enviable position within the development.

The well-appointed accommodation provides two bedrooms, two bathrooms, a private balcony, and a smart, contemporary kitchen and living space, creating a comfortable and practical home.

Emmandjay Court offers the flexibility of completely independent living, with the reassurance that additional care or meal services can be introduced should they be required. The development also benefits from both resident and visitor parking.

- Sizeable Two Double Bedroomed / Two Bathroom Apartment
- Balcony with Views Towards Askwith
- Access To Excellent Residents Facilities
- No Onward Chain

With gas central heating, double glazing, secure video entry system and emergency call system, the accommodation comprises:

GROUND FLOOR

Communal Entrance
A secure communal entrance that leads though to the buildings' various residents' facilities.







The property benefits from a private balcony, offering pleasant views towards Askwith and providing an attractive outdoor space to relax and enjoy the surrounding outlook.











Residents Amenities
Emmandjay court has many amenities for residence to enjoy at their convenience, including a lounge, restaurant, hair and beauty salon and library.

Private Entrance Hall
With three useful storage cupboards, two of which have fitted shelving.

Kitchen
12'06 x 7'10 (3.81m x 2.39m)
Comprising a range of base and wall units, with coordinating worksurfaces. Integrated appliances include an oven, ceramic hob with extractor fan over, dishwasher, fridge and freezer. There are also spotlights, wood laminate flooring and a large opening to:

Living Room
20'0 (max) x 12'06 (6.10m (max) x 3.81m)
With a window and part glazed door to the rear elevation, providing views towards Askwith and access to the balcony. There is also a intercom linked to the communal entrance.

Balcony
Enclosed by iron railings and providing pleasant views towards Askwith, the balcony is the perfect place to relax and enjoy the outdoors.

Bedroom
17'02 x 8'09 (5.23m x 2.67m)
A good sized double bedroom, with a window to the rear elevation.

Ensuite Wetroom
8'09 (max) x 8'06 (2.67m (max) x 2.59m)
Comprising a walk-in shower with glass screen, WC, hand wash basin, extractor fan and spotlights. There is also non-slip flooring, a fitted mirror and fully tiled walls.

Bedroom
7'08 x 15'09 (2.34m x 4.80m)
With a range of fitted wardrobes, dressing table, draws and shelving providing useful storage. There is also a window to the rear elevation.

Bathroom
7'01 (max) x 6'01 (2.16m (max) x 1.85m)
The main bathroom comprises a walk-in bath with seat, hand wash basin, WC, spotlights and integrated mirror. The room has fully tiled walls and non-slip flooring.

OUTSIDE

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

Parking
A resident and visitor car park is located to the front of the building.


Virtually staged image




Virtually staged image





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.

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
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.
Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.
Please note that the property will not be marked as “sold subject to contract” until appropriate identification has been provided and all AML checks have been fully completed.

Tenure
We are informed by the client/s that the property is leasehold with a balance of a 125 years from 2012.

Service Charge
We are informed by the current service charge is £5029.92 and includes:
- Personal Heating
- Personal Water and Hot Water
- Maintenance and Cleaning of Communal Areas
- External Window Cleaning
- Buildings Insurance and Estate Management
- Heating, Lighting and Water for Communal Areas

Contribution to Contingency Fund
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.





Emmandjay Court offers an excellent balance of independent living and additional care support where required.



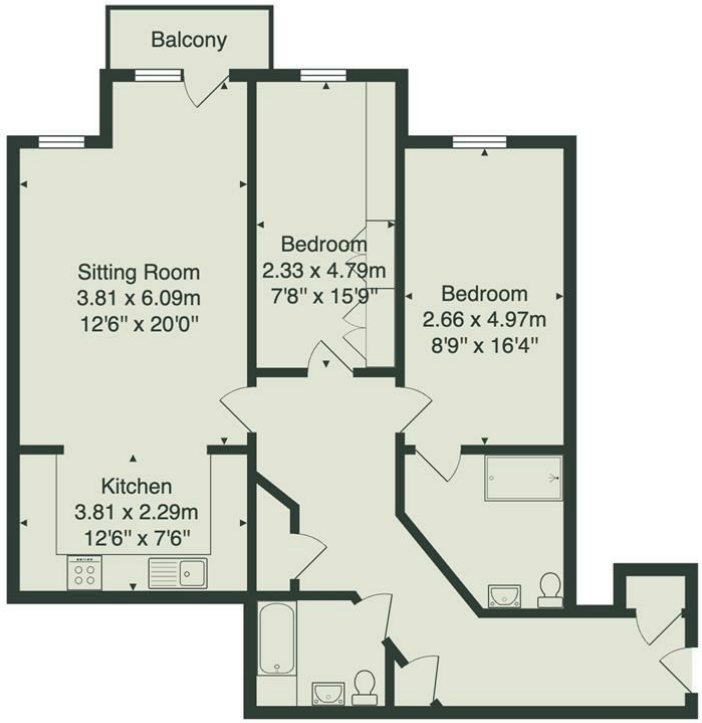




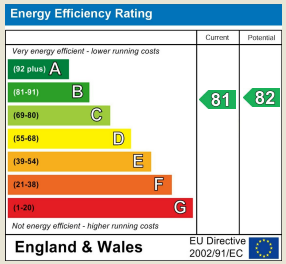








Total Area: 86.5 m² ... 932 ft² (excluding balcony)
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.



139 Bolling Road
Ben Rhydding
Ilkley
West Yorkshire
LS29 8PN
01943 661141
ilkley@tranmerwhite.co.uk
https://www.tranmerwhite.co.uk/