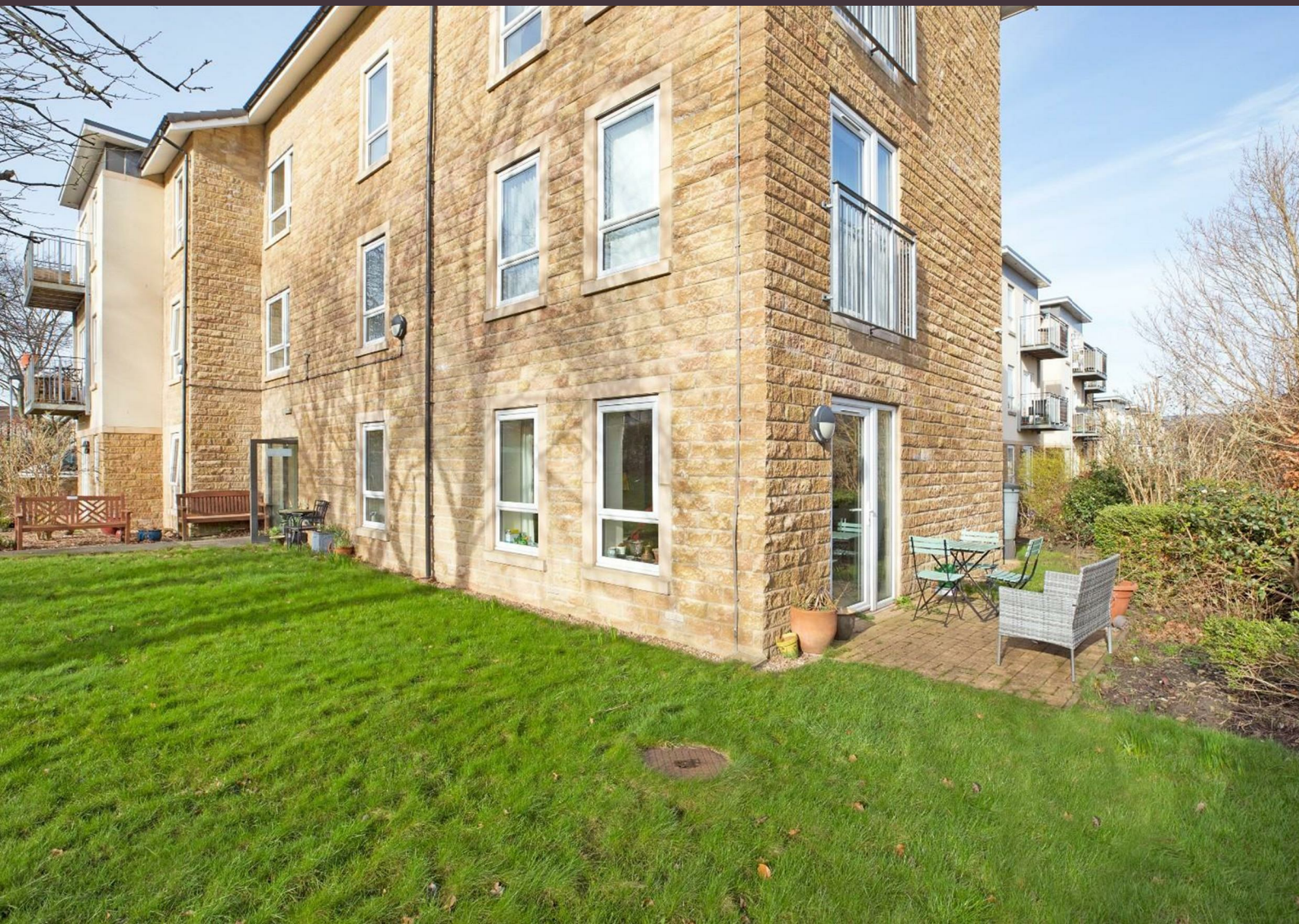


# Harrison Robinson

Estate Agents



**25 Emmandjay Court, Valley Drive, Ilkley, LS29 8PF**

**£225,000**

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# 25 Emmandjay Court, Valley Drive, Ilkley, LS29 8PF

## £225,000



### GROUND FLOOR

#### Communal Entrance Area

Large, sliding doors open into the beautifully presented, communal entrance hall where one finds seating areas, residents' lounge, restaurant and manager's office. Wide, carpeted hallways lead to all areas and further facilities such as the library and hair salon and a lift gives access to all floors. Apartment 25 is situated on this level within close walking distance of the entrance.

#### Private Entrance Hall

A private, timber entrance door opens into a spacious, welcoming hallway where doors open into the generous lounge, double bedroom and wet room style shower room, also accessed from the bedroom. Two cupboards with shelving provide useful storage. Coving, carpeting and radiator. Emergency pull cord. Space to hang coats.

#### Lounge

16'11" x 13'0" (5.18 x 3.97)

A charming, good-sized lounge with ample room for a sofa, armchair and dining table. Light floods in through two large, double-glazed windows to the south facing elevation offering a pleasant view over the communal gardens. The bright and airy atmosphere is enhanced by a double-glazed single door opening onto a patio area with space for a small table and chairs - a lovely environment in which to enjoy a cup of tea and enjoy the delightful views up towards Ilkley Moor. Coving, carpeting, two radiators and telephone, video entry system. Open into:

#### Kitchen

11'11" x 5'11" (3.64 x 1.82)

A very well presented, modern kitchen fitted with cream base and wall units with stainless steel handles and wood effect, laminate worksurfaces with tiled upstands. Integrated appliances include dishwasher, washing machine, eye level, electric oven, fridge freezer and four ring electric hob with stainless steel extractor over. Stainless steel sink and drainer with chrome mixer tap, vinyl flooring and downlighting.

#### Bedroom

14'0" x 10'11" (4.27 x 3.35)

A spacious, double bedroom benefitting from attractive, fitted wardrobes and cupboards. A double-glazed window overlooking the communal gardens allows the natural light to flood in. Carpeted flooring and radiator. Ample space for a King size bed and further bedroom furniture. A door leads to the en suite, wet room style shower room.

#### WC Shower Room

8'0" x 7'6" (2.44 x 2.31)

An immaculate shower room with low-level w/c with concealed cistern,

wall hung hand basin with chrome mixer tap and large, walk-in shower cubicle with thermostatic shower and fixed glass screen. Neutral wall tiling, wall mirror, shaver socket. Radiator, non slip, wet room style flooring, downlighting, extractor, emergency pull cord. Door to entrance hall.

### OUTSIDE

#### Private Patio And Direct Access To Gardens

The apartment benefits from a small, private patio area off the lounge, a lovely spot to sit and enjoy a cup of tea. This gives direct access to the large, lawned south facing garden which, whilst communal, has a lovely private feel to it. Ideal for any buyer wishing to bring a pet.

#### Communal Gardens And Parking

There are attractive, maintained communal gardens, including a delightful sun terrace for the benefit of all the residents. There is a car park to the front of Emmandjay Court for residents.

### NOTES

There is a stipulation that one occupier of the property must be 60 years of age or older. The property is leasehold with a 125 year lease from 1st January 2012 (113 years remaining).

The service charge from 1st April 2025 to 31st March 2026 is £402.29 per month to include:

- 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

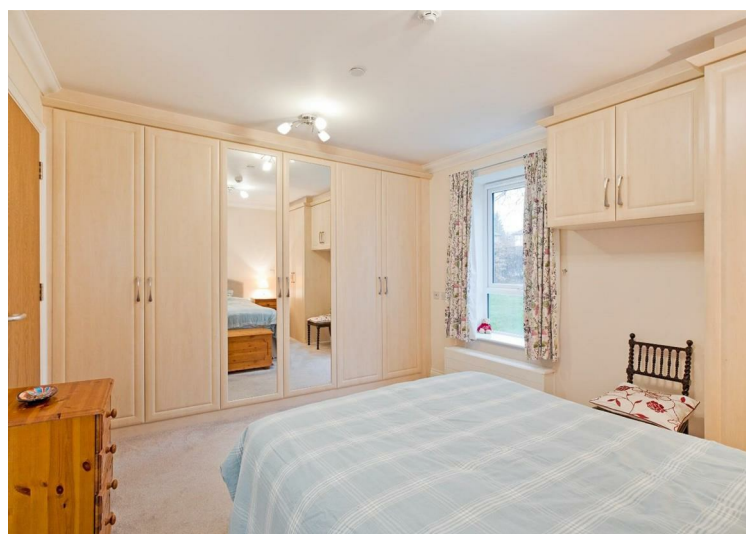
The ground rent is £345.12 per annum and has been paid for the year up to 31st March 2026. This is reviewed every 5 years with the next review being in 2028.

There is a monthly Wellbeing Charge of £344.93 from 1st April 2025 to include 24-hour staffing on site, help in an emergency and the co-ordination of an activities and events programme.


### UTILITES AND SERVICES

The apartment benefits from mains electricity and drainage.

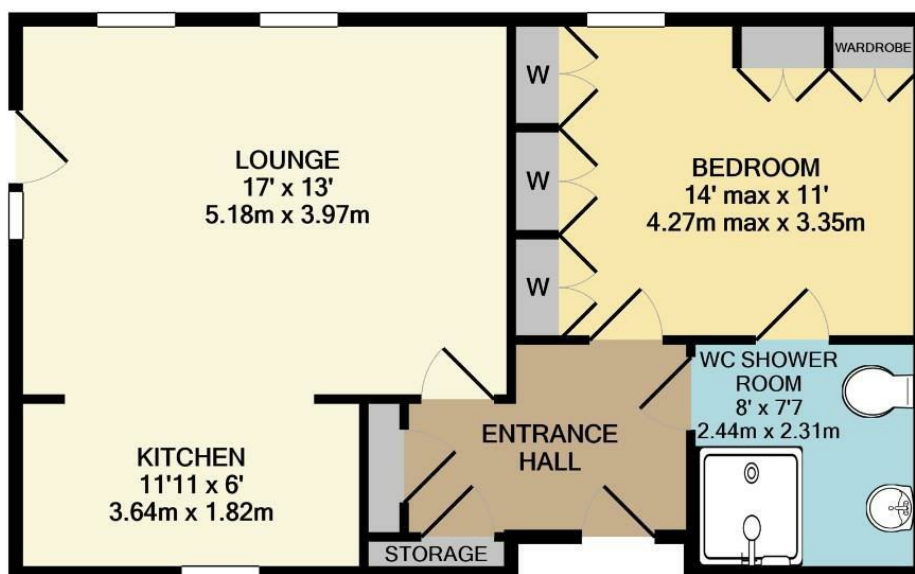
There is Ultrafast fibre Broadband available to this property. Mobile 'phone coverage can be checked on the Ofcom website.



- **\*\* No Onward Chain \*\***
- One bedroom Ground Floor Apartment on a Corner Plot with Direct Access to Large, Lawned South Facing Garden
- Spacious Living Room With Delightful Patio And Views Of The Cow And Calf
- Well Equipped Kitchen With Integral Appliances
- En Suite Wet Room Style Shower Room
- Generous Double Bedroom With Fitted Furniture
- On The Bus Route Into Ilkley And Easy Access to Ben Rhydding Train Station
- 24 Hour On Site Emergency Assistance Plus Additional Care Package
- **\*\*\*Ground Rent Paid Until 1st April 2026\*\*\***
- 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>81</b>	<b>81</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 	





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**TOTAL APPROX. FLOOR AREA 582 SQ.FT. (54.1 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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