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HERE TO GET *you* THERE

Ben Rhydding Drive, Ilkley, LS29

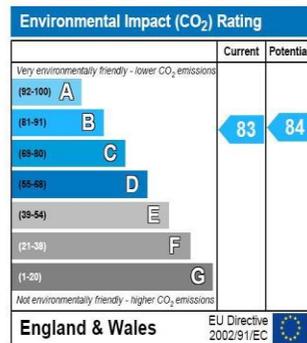
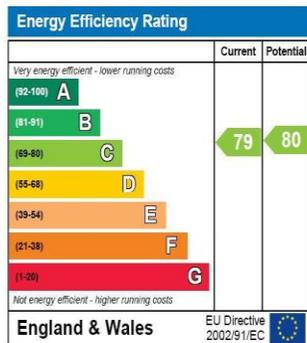
Ben Rhydding Drive, Ilkley, LS29

Asking Price: £280,000

This one bedroom first floor retirement apartment in the well regarded Audley Clevedon development has a separate kitchen and a large, south-facing living/dining room leading onto a small balcony. There is a well-appointed master bedroom that is enhanced by fitted wardrobes and an en suite bathroom. Located in Elmsley Lodge, the property is close to Clevedon House, home to the Clevedon restaurant and the Audley Club.

There are an abundance of on-site amenities to include a restaurant, bistro bar, tennis courts, library, health and well-being centre, swimming pool and fitness suite. Viewing is highly recommended to fully appreciate the accommodation and lifestyle being offered.

Ben Rhydding is situated to the south of the River Wharfe, beneath the famous Cow and Calf Rocks, and has its own train station, with direct access to Leeds and Bradford. It has a delightful village feel and offers a number of local shops, church and local restaurant. Ilkley town centre is located approximately one mile away and offers 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. In addition, the stunning scenery of the Wharfe Valley provides the perfect location for countryside walks.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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VAT Reg. No 184 2099 93 | Registered No: 08605553 England and Wales | Registered Office: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ
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ACCOMMODATION**LIIVING/DINING ROOM**

4.60m (15' 1") x 3.60m (11' 10")

KITCHEN

3.60m (11' 10") x 2.60m (8' 6")

MASTER BEDROOM

4.09m (13' 5") x 4.70m (15' 5")

AGENTS NOTES

The tenure is leasehold of 125 years and the property is serviced and managed by Audley Clevedon Management Ltd. A monthly management fee of £800.29 and an annual ground rent of £500.

DIRECTIONS

From our offices in Crescent Court, Ilkley, turn left onto Brook Street. At the top of the street, turn left onto Station Road. At the mini roundabout, continue straight ahead onto Springs Lane, becoming Bolling Road. Continue to the end of Bolling Road, just past the row of shops, then turn right onto Wheatley Lane. Turn immediately left onto Ben Rhydding Drive passing through a pair of stone pillars. Continue up Ben Rhydding Drive for approximately 1 mile. Clevedon Retirement Village is located at the top of Ben Rhydding Drive.

VIEWING ARRANGEMENTS

By Appointment With: Hunters
Tel: 01943 660 500

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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.





