



**Railway Road
Ilkley
West Yorkshire
LS29**

Offers In Excess Of £115,000

bettermove 

Railway Road

Ilkley

Bettermove are proud to present this 1 bedroom retirement apartment in Ilkley. Available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, electric panel heaters throughout and has off street parking available via an allocated space and the car park.

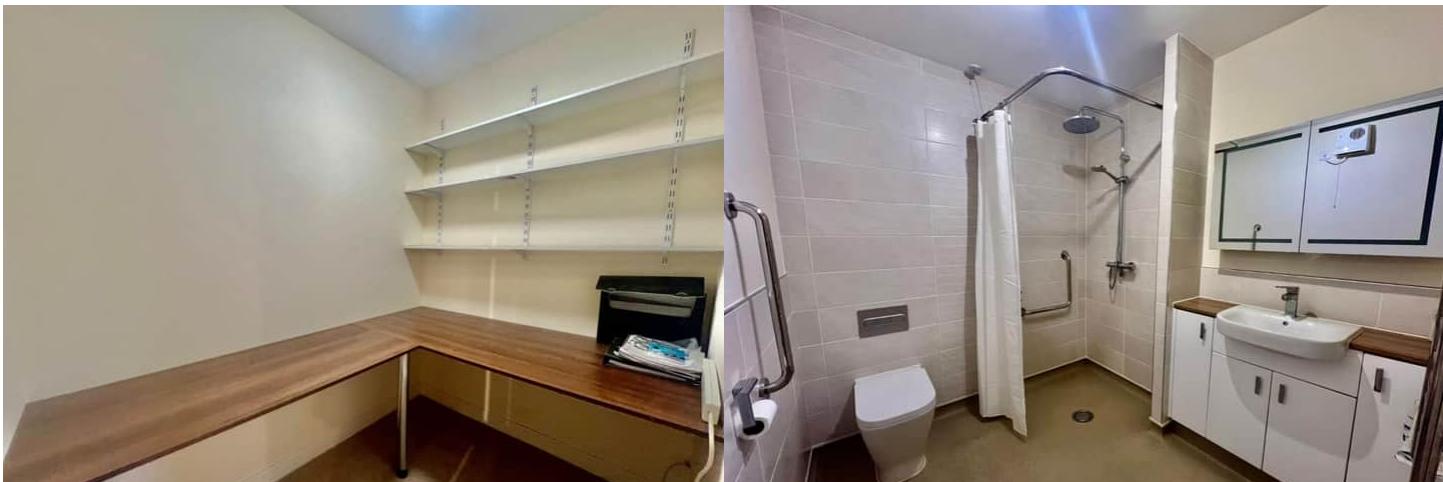
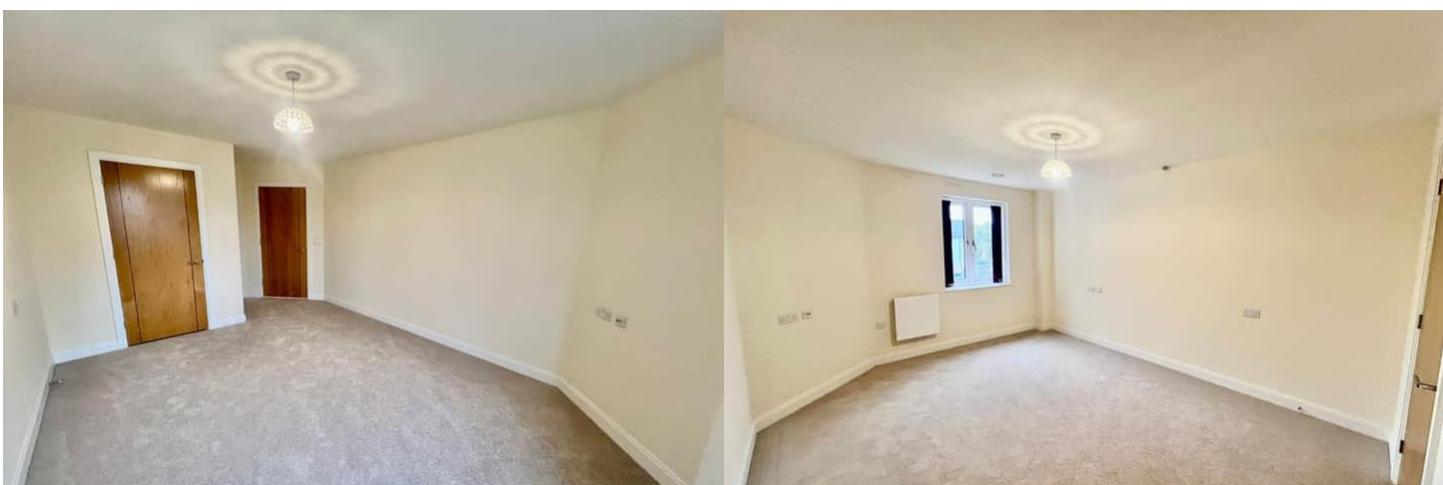
The council tax band is C.

This is a leasehold property with 990 years remaining on the lease; the ground rent is £435pa and the service charge is £810.35pm.

The interior of this beautifully presented property comprises a spacious and long hallway, living and dining area and fitted kitchen, and also consists of the 1 bedroom, the small office and the wet room which includes the walk in shower.

Located in the popular town of Ilkley, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Ilkley train station (0.3 miles), various bus routes and the A65.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk