



LIMEGARTH

KINGS ROAD, ILKLEY



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A landmark scheme, comprising luxurious and spacious apartments, delivered by the renowned development partnership of Yorplace and Square Feet - a collaboration renowned for providing individual homes of exceptional quality. Each of the 10 apartments on offer benefit from southerly aspects, balconies, and a comprehensive, well-considered specification.

Luxury homes in the true sense of the word, in a stunning and highly desirable location.

WHERE LIVING MEETS LUXURY







DISCOVER
ILKLEY
&
THE SURROUNDING AREA





Ilkley provides a highly desirable living environment with excellent recreational, social and retail networks. Sports clubs range from the renowned Ilkley Golf Club through to popular cricket and rugby clubs, as well as the community's tennis and squash club which also offers gym facilities and fitness classes.

Ilkley retains a magnificent Grade II listed 1930s lido – the outdoor pool being a hub for social activity over the summer months, and from where one can both soak up the sun and enjoy the magnificent views towards the town's famous moors.

Those in search of a culinary experience will find plenty of opportunities – from street side cafés, wine bars and bistros, to the famous Box Tree restaurant and also the Burlington restaurant in the nearby Devonshire Arms at Bolton Abbey.

Ilkley blossomed during the Victorian period when lands were released for development and a number of spa hotels were built to cater for those looking to take in the invigorating waters. The white painted public bath house on Ilkley moor still stands prominently overlooking the town and is popular with those taking a traditional refreshing New Year's day dip!

The town provides a broad range of excellent recreational, social and retail amenities, many of which are within comfortable walking distance of Limegarth. It is little wonder the Sunday Times gave the town the accolade of 'best place to live' in the North East of England in the spring of 2021.

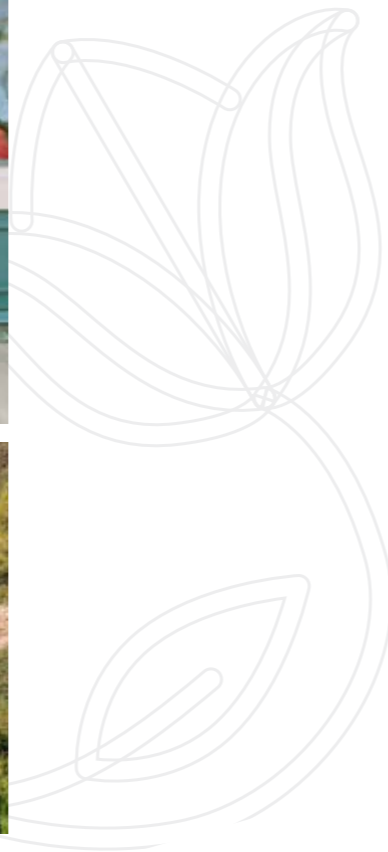




A ENVIABLE ADDRESS IN A PRIME LOCATION

Limegarth stands towards the fashionable western side of the town, immediately adjacent to the Grade I listed Heathcote Mansion House which was designed by Edwin Lutyens and is one of the few properties by this renowned Edwardian architect in the North of England.

To the south, just a comfortable stroll from Limegarth, there are numerous footpaths which lead onto Ilkley Moor, itself offering an expansive and unspoilt natural environment with breath taking views ready to be savoured.



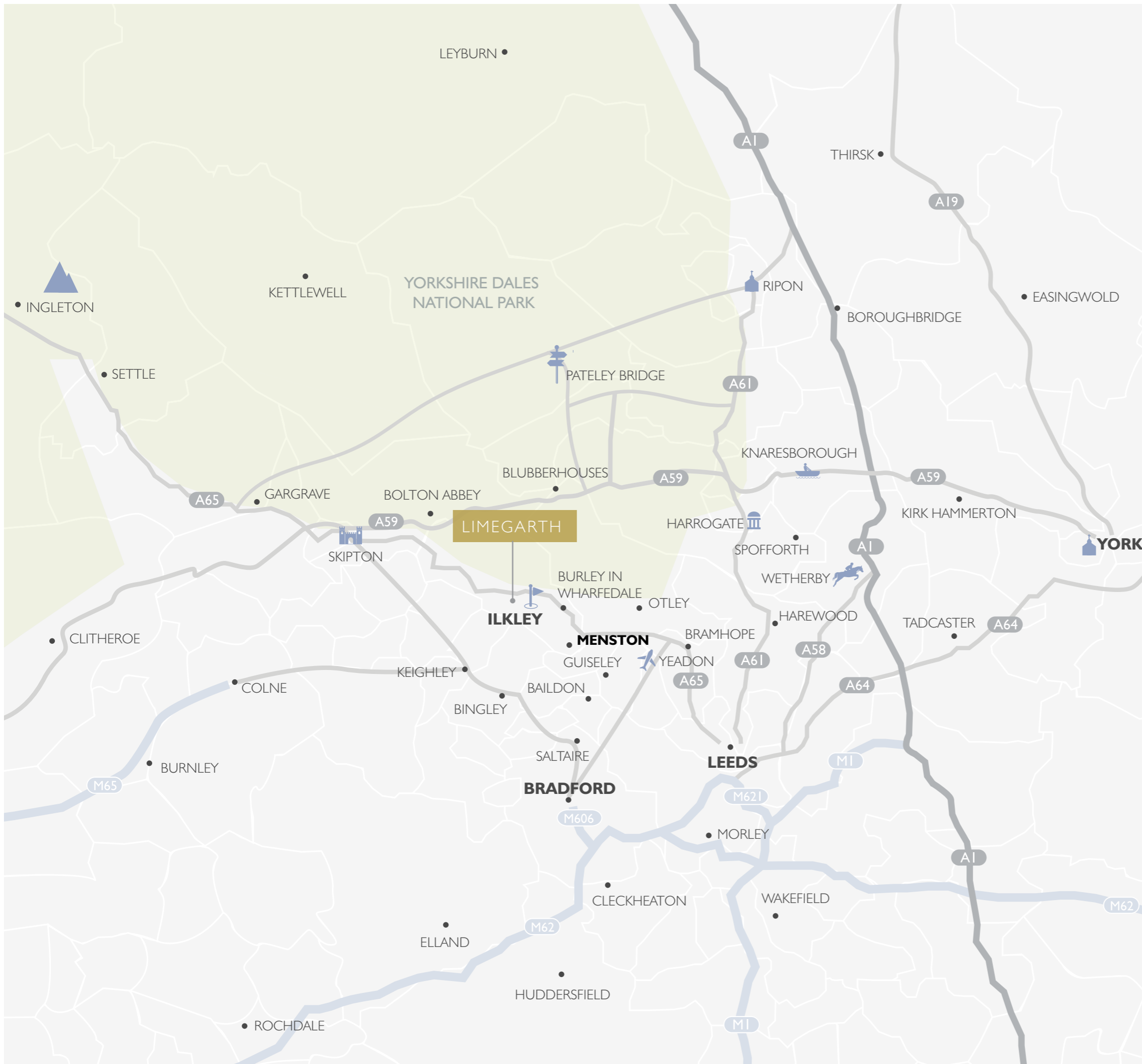
A SHORT DISTANCE FROM SCENERY OR CITY

Ilkley has its own thriving retail centre, with 'high street' and local traders grouped around The Grove and other pleasant shopping streets.

For those seeking more choice and diversity the vibrant centres of Leeds, Harrogate and York are within easy reach and provide their own individual style of shopping, dining and heritage.

For a more comfortable pace of life the Yorkshire Dales National Park is to be found immediately to the north of Ilkley and offers some of England's finest countryside with beautiful river valleys separated by magnificent hill and fell scenery.





IN THE HEART OF IT ALL

Standing close to the threshold of the Yorkshire Dales National Park amidst some of Wharfedale's most glorious scenery, Ilkley combines ready access to beautiful open countryside with excellent connectivity to regional business centres and retail destinations. The A1 with its north/south links can easily be reached within 45 minutes and the town benefits from its own centrally located Metro railway station which offers frequent services throughout the day into both Leeds and Bradford – from the former there are regular daily connections to London Kings Cross.

Distance from Limegarth	Miles
LEEDS	17
BRADFORD	11.5
HARROGATE	18
YORK	36
SKIPTON	10
LEEDS BRADFORD INTERNATIONAL AIRPORT	9.8
THE GALAPAGOS ISLANDS	6190



THE DEVELOPMENT

UNCOVER ELEGANCE















SPECIFICATION



GENERAL

- Construction: local stone; render; zinc cladding and natural blue slate roof
- Cast aluminium gutters and downpipes
- Raynaers grey aluminium double glazed windows and external doors
- All windows and doors have colour matching handles
- Conservation roof lights
- Solid ash veneer internal doors throughout

DINING KITCHENS

- Exclusive kitchens designed by Clarity Arts
- Modern style units with individual designed layouts
- Lusso Carrara Quartz. work surface and upstand
- Siemens single electric oven, microwave and induction hob
- Siemens integrated fridge/freezer and dishwasher
- Luxury large format Italian floor tiling*

UTILITY

- Utility cupboards in halls. Space for stacked washer/dryer

BATHROOMS & ENSUITES

- Villeroy and Boch toilets and basins
- Hansgrohe polished chrome fittings
- Generous shower areas
- Concealed cisterns and soft close toilet seats
- Fitted vanity units to basins
- Recessed illuminated mirror cabinet with internal shaver point
- Heated chrome towel rails
- Luxury Italian tiled floors with complementary full height tiled walls*

SECURITY AND HEATING

- Wet underfloor heating with split zoning to all rooms.
- Top of the range combination boilers to all apartments
- Intruder Alarm, fire and smoke detectors
- Video and audio entry door system

ELECTRICS

- Recessed white LED spot lights throughout
- Generous supply of double sockets, polished chrome finish
- USB charger socket included in selected areas
- Principal rooms dimmer switches included
- Outside lights and electric socket to terrace or balcony

MEDIA

- HD terrestrial TV to all TV sockets
- Sky Q available by communal dish.
- Superfast Fibre Broadband available
- Wired to receive phone line

COMMUNAL AREAS

- 8 person stainless steel passenger lift serving all floors
- Attractive gardens with mature boundary trees and turfed lawns
- Natural stone pathways, decked patio areas and planted borders
- Two dedicated block paved parking bays (One only Apartment 2 & 5)
- Visitor parking bay with EV charging.
- Ducting installed for further EV charging units
- Communal Bin Area
- Sympathetic external lighting

WARRANTY

- 10 year structural warranty with Premier Guarantee
- Product warranties on appliances and boiler

SERVICE CHARGE

- Apartments sold with 999 year lease
- Lease holders own the management company
- Management company owns the freehold
- Managing agents established to run the communal facilities
- Estimated annual service charges details on request

The developers reserve the right to amend the plans and specification without prior notice. Please note that the CGI images are for illustrative purposes only and the specification of the properties should be checked before committing to purchase.

*Potential for purchaser selection subject to timescales.





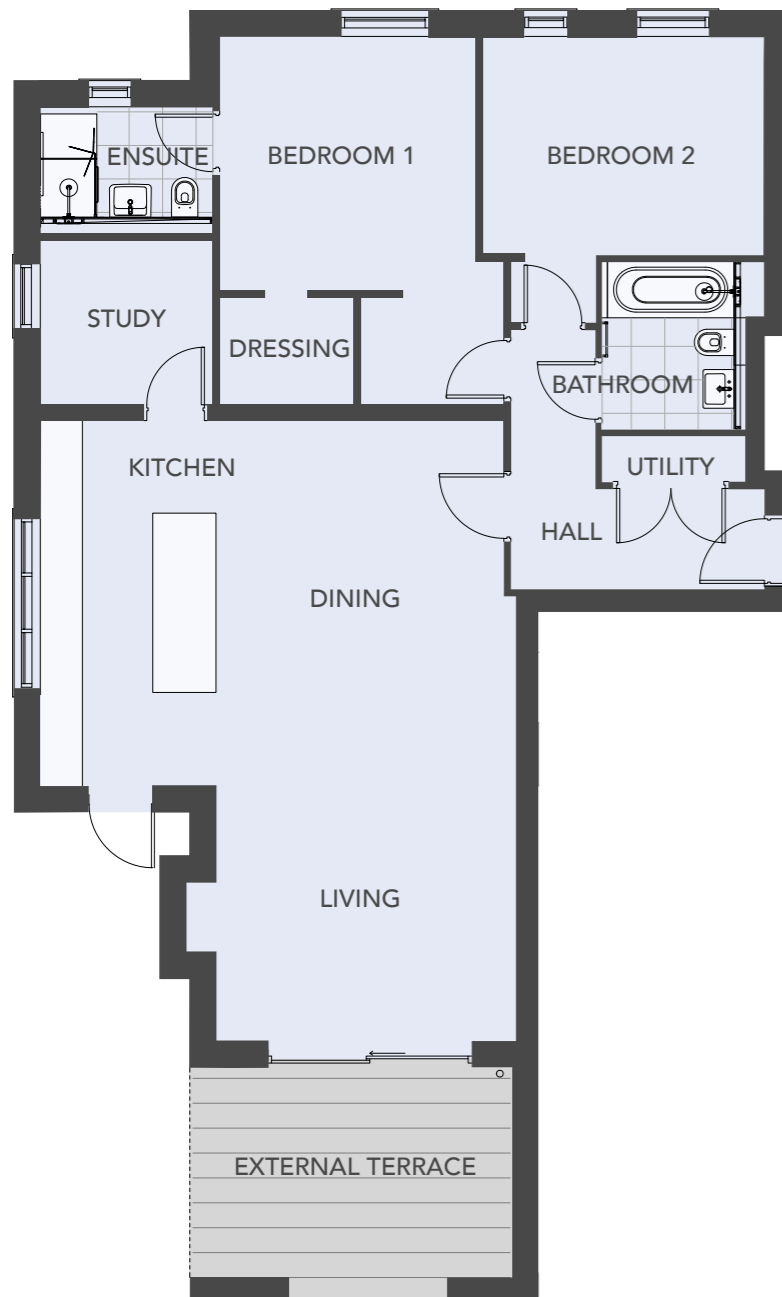
FLOORPLANS



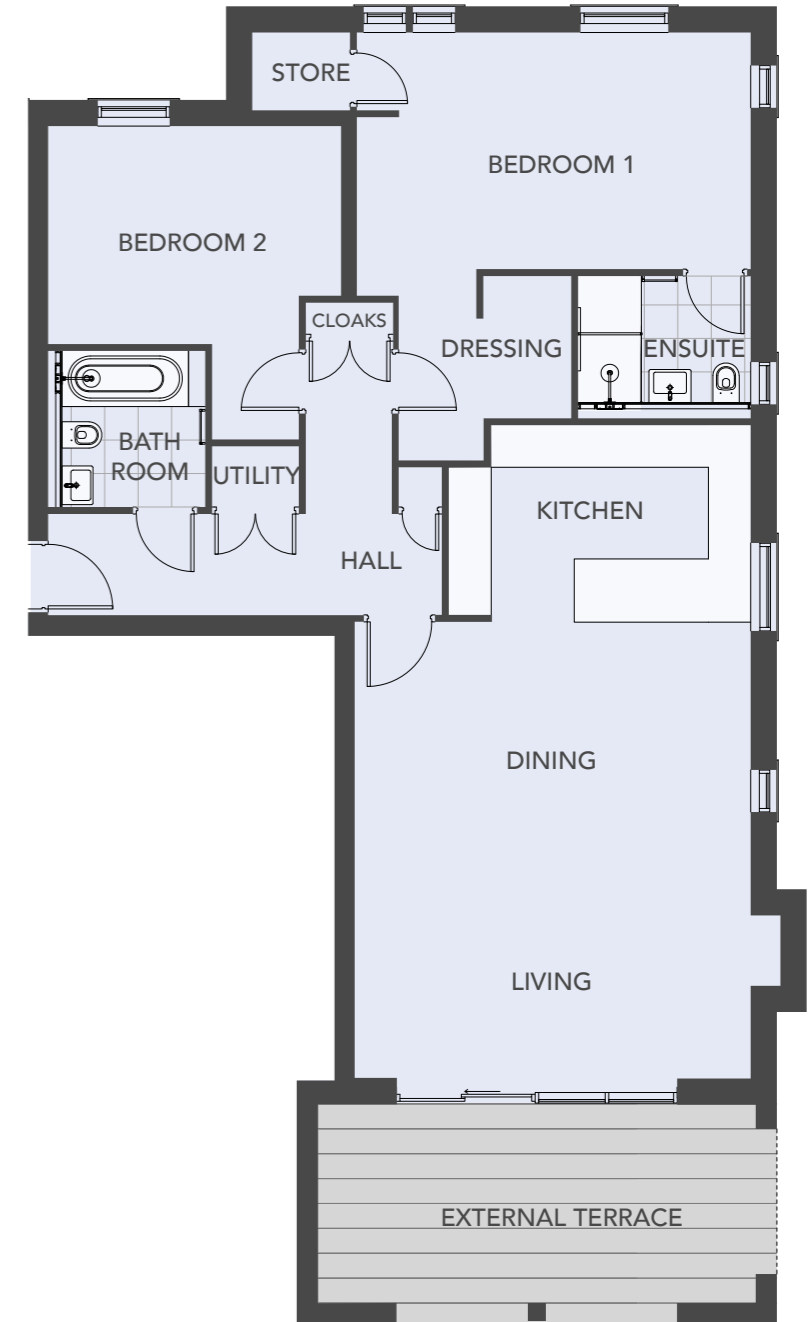
GROUND FLOOR

APARTMENT ONE, TWO, & THREE

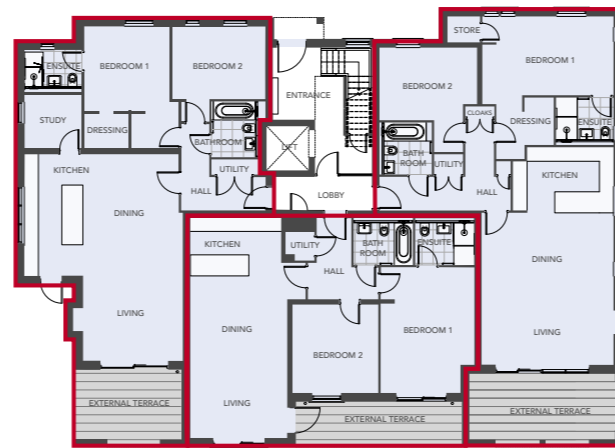
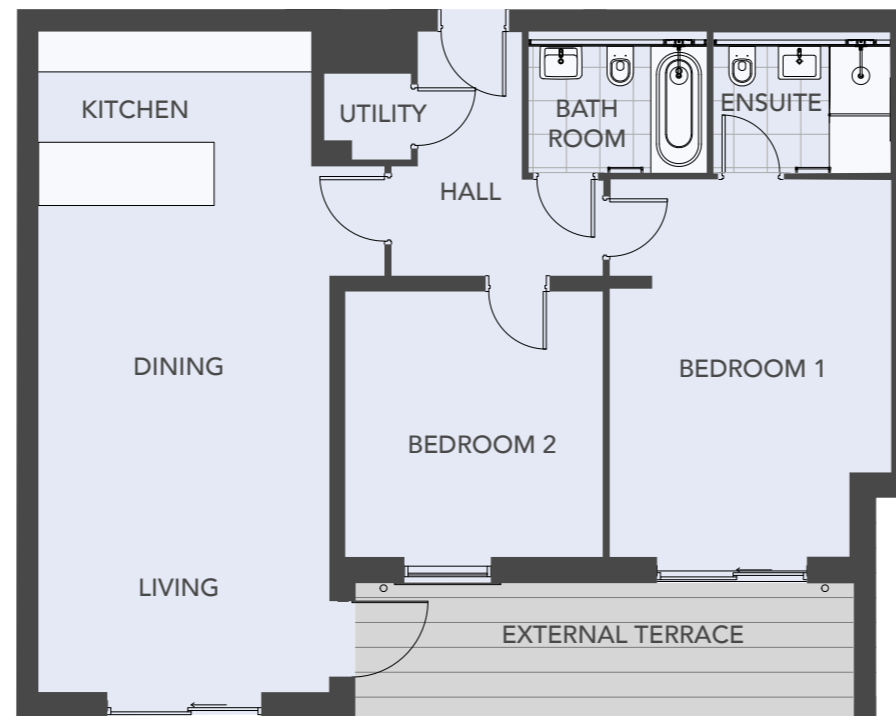
APARTMENT ONE



APARTMENT THREE



APARTMENT TWO



All sizes are to max. length

APARTMENT ONE - A TWO BEDROOM APARTMENT PLUS STUDY

DIMENSIONS	METRIC	IMPERIAL (to nearest 3")
Kitchen	5.2 x 2.5	17'0 x 8'3
Living/Dining	8.8 x 4.3	28'9 x 14'0
Study	2.5 x 2.3	8'3 x 7'6
Bedroom 1/Dressing	5.2 x 3.6	17'0 x 11'9
Ensuite	2.5 x 1.8	8'3 x 6'0
Bedroom 2	4.0 x 3.1	13'0 x 10'3
Bathroom	2.4 x 2.1	7'9 x 7'0
External Terrace	4.6 x 2.9	15'0 x 9'6

APARTMENT TWO - A TWO BEDROOM APARTMENT

DIMENSIONS	METRIC	IMPERIAL (to nearest 3")
Kitchen	4.7 x 2.5	15'6 x 8'3
Dining/Living	6.9 x 4.1	22'9 x 13'6
Bedroom 1	5.4 x 4.0	17'9 x 13'0
Ensuite	2.5 x 2.0	8'3 x 6'6
Bedroom 2	3.8 x 3.7	12'6 x 12'3
Bathroom	2.5 x 2.0	8'3 x 6'6
External Terrace	7.1 x 1.9	23'3 x 6'3

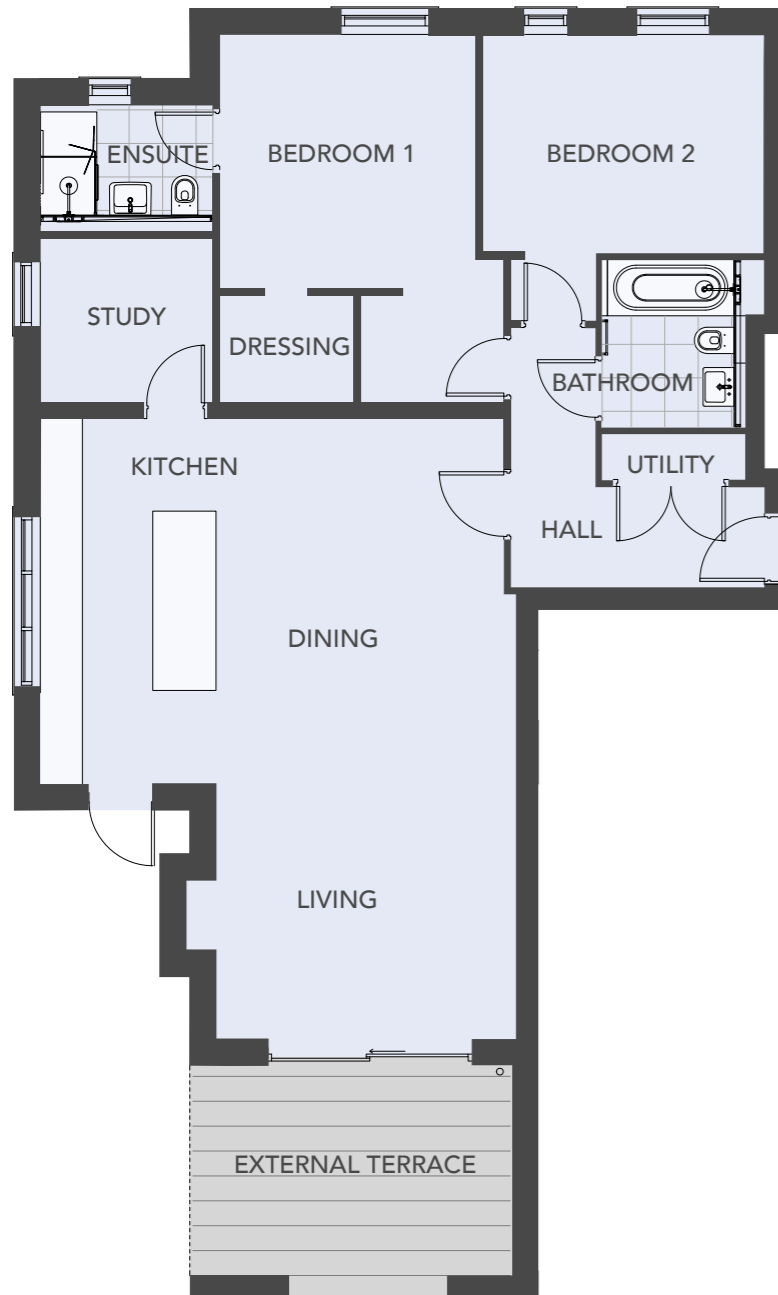
APARTMENT THREE - A TWO BEDROOM APARTMENT

DIMENSIONS	METRIC	IMPERIAL (to nearest 3")
Kitchen	4.3 x 2.8	14'0 x 9'3
Dining/Living	6.5 x 5.6	21'3 x 18'6
Bedroom 1/Dressing	6.1 x 5.6	20'0 x 18'6
Ensuite	2.5 x 2.0	8'3 x 6'6
Bedroom 2	4.2 x 3.1	13'9 x 10'3
Bathroom	2.2 x 2.2	7'3 x 7'3
External Terrace	6.5 x 2.8	21'3 x 9'3

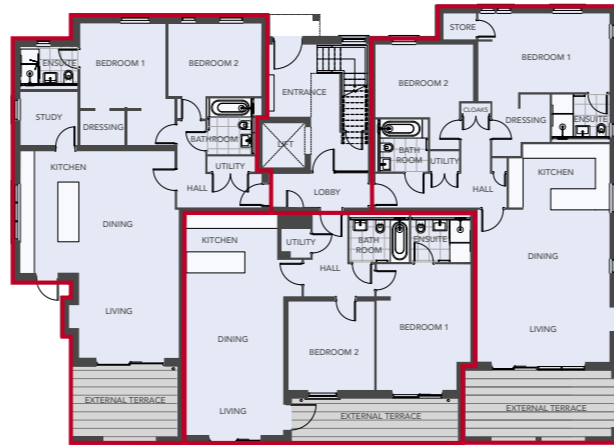
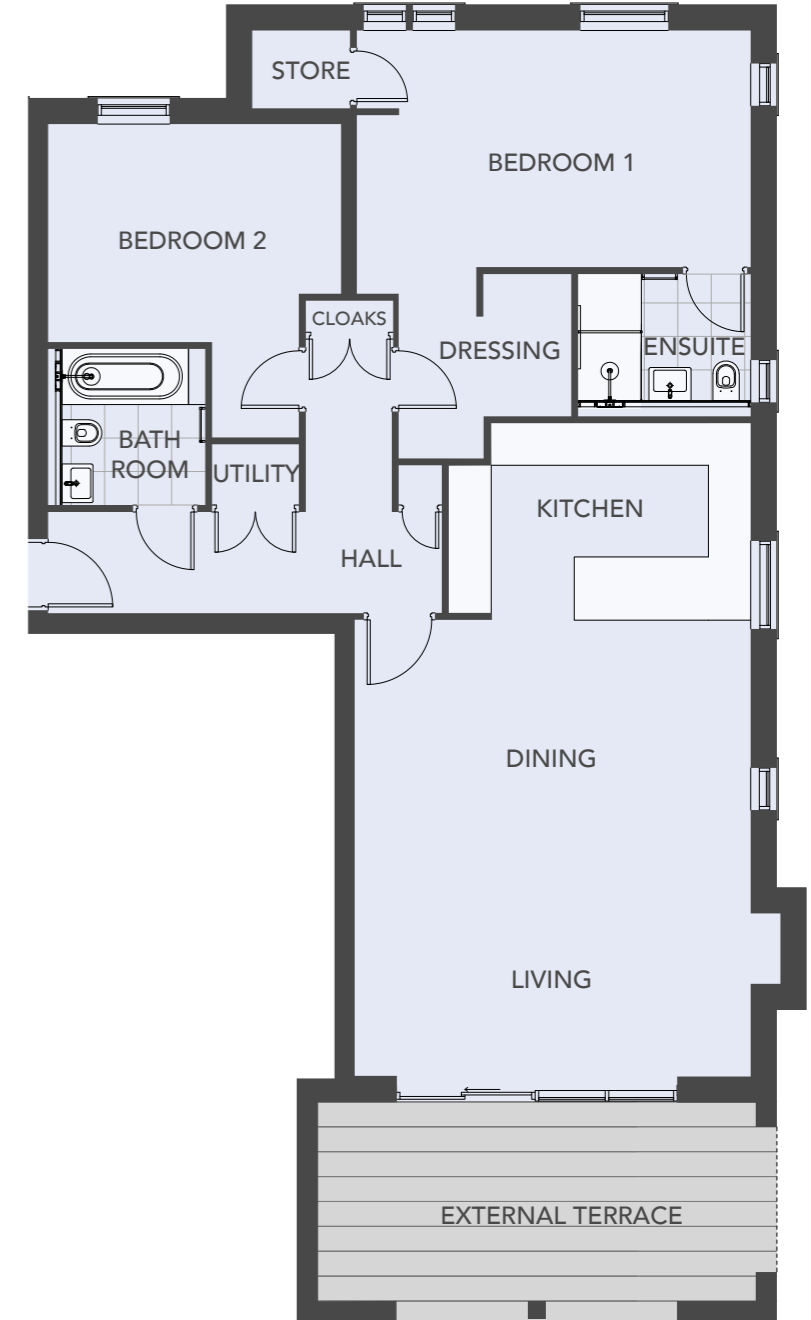
FIRST FLOOR

APARTMENT FOUR, FIVE, & SIX

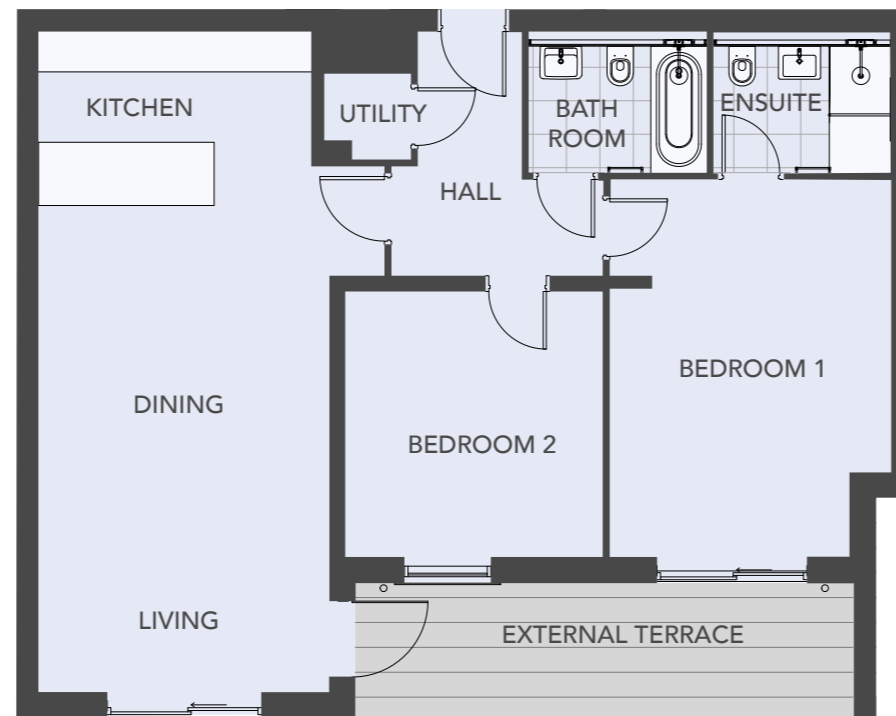
APARTMENT FOUR



APARTMENT SIX



APARTMENT FIVE



All sizes are to max. length

APARTMENT FOUR - A TWO BEDROOM APARTMENT PLUS STUDY

DIMENSIONS	METRIC	IMPERIAL (to nearest 3")
Kitchen	5.2 x 2.5	17'0 x 8'3
Living/Dining	8.8 x 4.3	28'9 x 14'0
Study	2.5 x 2.3	8'3 x 7'6
Bedroom 1/Dressing	5.2 x 3.6	17'0 x 11'9
Ensuite	2.5 x 1.8	8'3 x 6'0
Bedroom 2	4.0 x 3.1	13'0 x 10'3
Bathroom	2.4 x 2.1	7'9 x 7'0
External Terrace	4.6 x 2.9	15'0 x 9'6

APARTMENT FIVE - A TWO BEDROOM APARTMENT

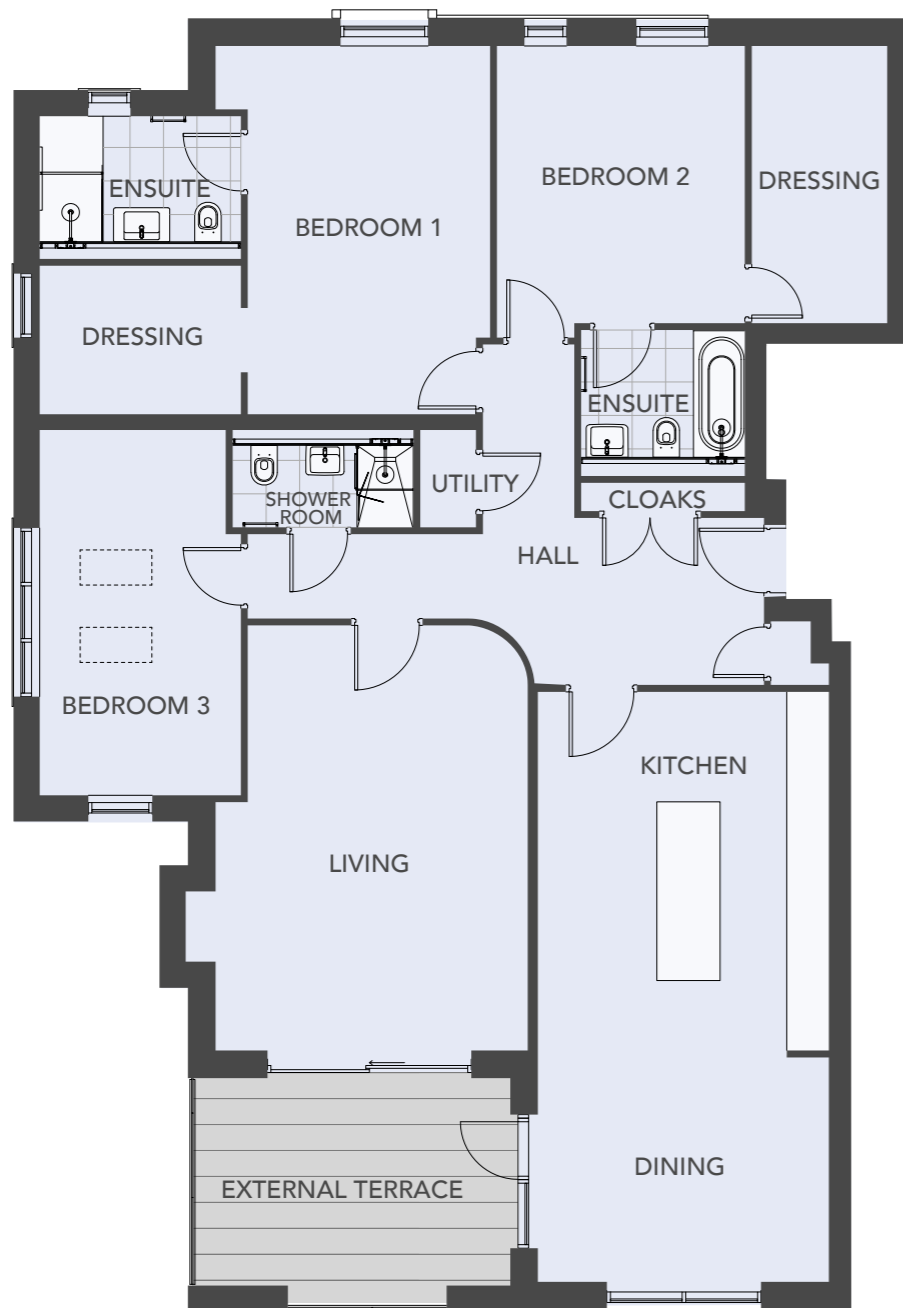
DIMENSIONS	METRIC	IMPERIAL (to nearest 3")
Kitchen	4.7 x 2.5	15'6 x 8'3
Dining/Living	6.9 x 4.1	22'9 x 13'6
Bedroom 1	5.4 x 4.0	17'9 x 13'0
Ensuite	2.5 x 2.0	8'3 x 6'6
Bedroom 2	3.8 x 3.7	12'6 x 12'3
Bathroom	2.5 x 2.0	8'3 x 6'6
External Terrace	7.1 x 1.9	23'3 x 6'3

APARTMENT SIX - A TWO BEDROOM APARTMENT

DIMENSIONS	METRIC	IMPERIAL (to nearest 3")
Living	4.3 x 2.8	14'0 x 9'3
Dining/Living	6.5 x 5.6	21'3 x 18'6
Bedroom 1/Dressing	6.1 x 5.6	20'0 x 18'6
Ensuite	2.5 x 2.0	8'3 x 6'6
Bedroom 2	4.2 x 3.1	13'9 x 10'3
Bathroom	2.2 x 2.2	7'3 x 7'3
External Terrace	6.5 x 2.8	21'3 x 9'3

SECOND FLOOR APARTMENT SEVEN & EIGHT

APARTMENT SEVEN



APARTMENT EIGHT



All sizes are to max. length

APARTMENT SEVEN - A THREE BEDROOM APARTMENT

DIMENSIONS	METRIC	IMPERIAL (to nearest 3")
Kitchen/Dining	8.4 x 4.1	27'6" x 13'6"
Living	6.0 x 4.4	19'9" x 14'6"
Bedroom 1/Dressing	6.4 x 5.2	21'0" x 17'0"
Ensuite	2.8 x 2.0	9'3" x 6'6"
Bedroom 2	3.9 x 3.5	12'9" x 11'6"
Ensuite	2.3 x 2.0	7'6" x 6'6"
Bedroom 3	5.2 x 2.9	17'0" x 9'6"
Shower Room	2.8 x 1.4	9'3" x 4'9"
External Terrace	4.5 x 3.2	14'9" x 10'6"

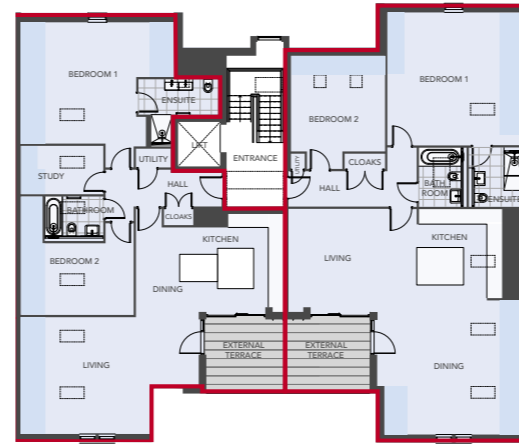
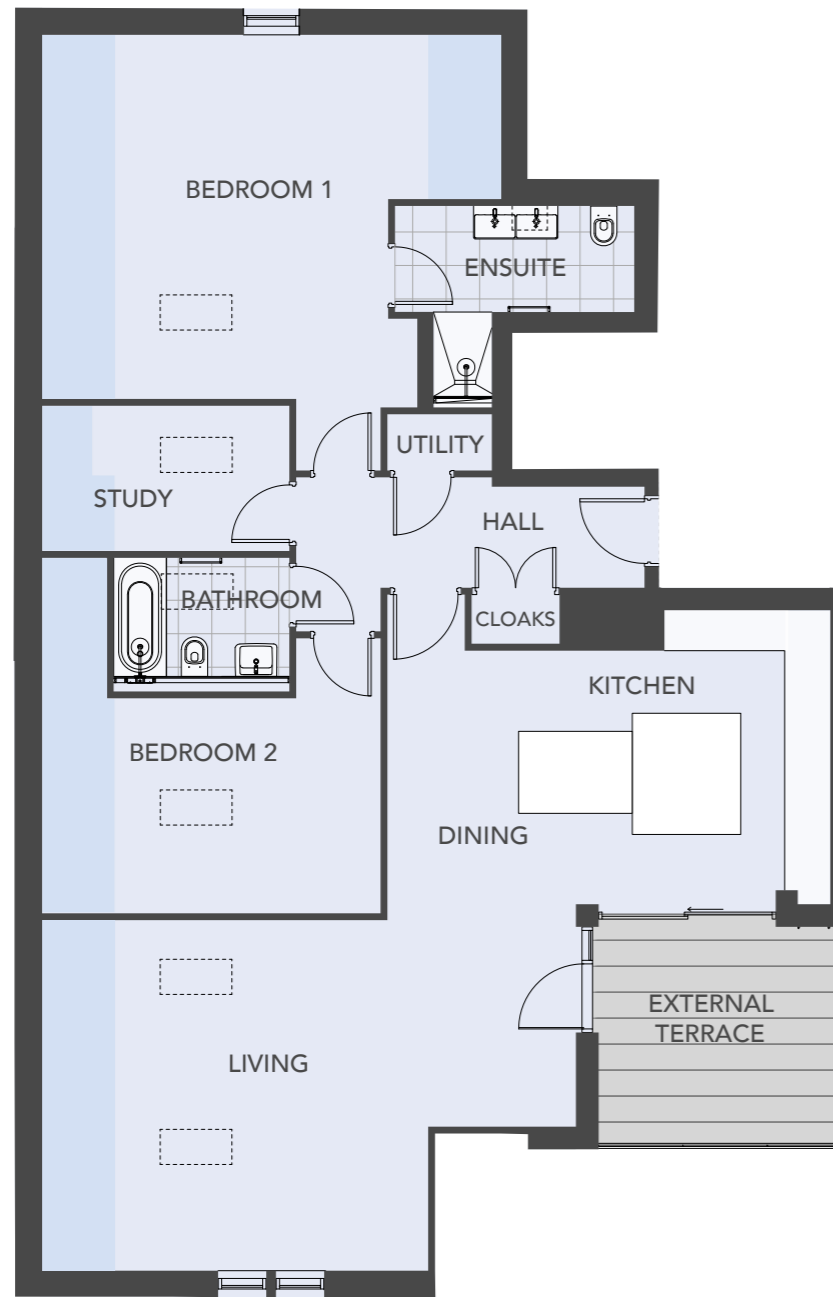
APARTMENT EIGHT - A THREE BEDROOM APARTMENT

DIMENSIONS	METRIC	IMPERIAL (to nearest 3")
Kitchen/Dining	7.1 x 6.0	23'3" x 19'9"
Living	6.4 x 4.8	21'0" x 15'9"
Bedroom 1/Dressing	6.5 x 5.6	21'3" x 18'6"
Ensuite	3.5 x 2.4	18'3" x 7'9"
Bedroom 2	5.1 x 4.2	16'9" x 13'9"
Bedroom 3	4.6 x 4.0	15'0" x 13'0"
Ensuite	2.5 x 2.0	8'3" x 6'6"
External Terrace	13.8 x 3.0	45'3" x 9'9"

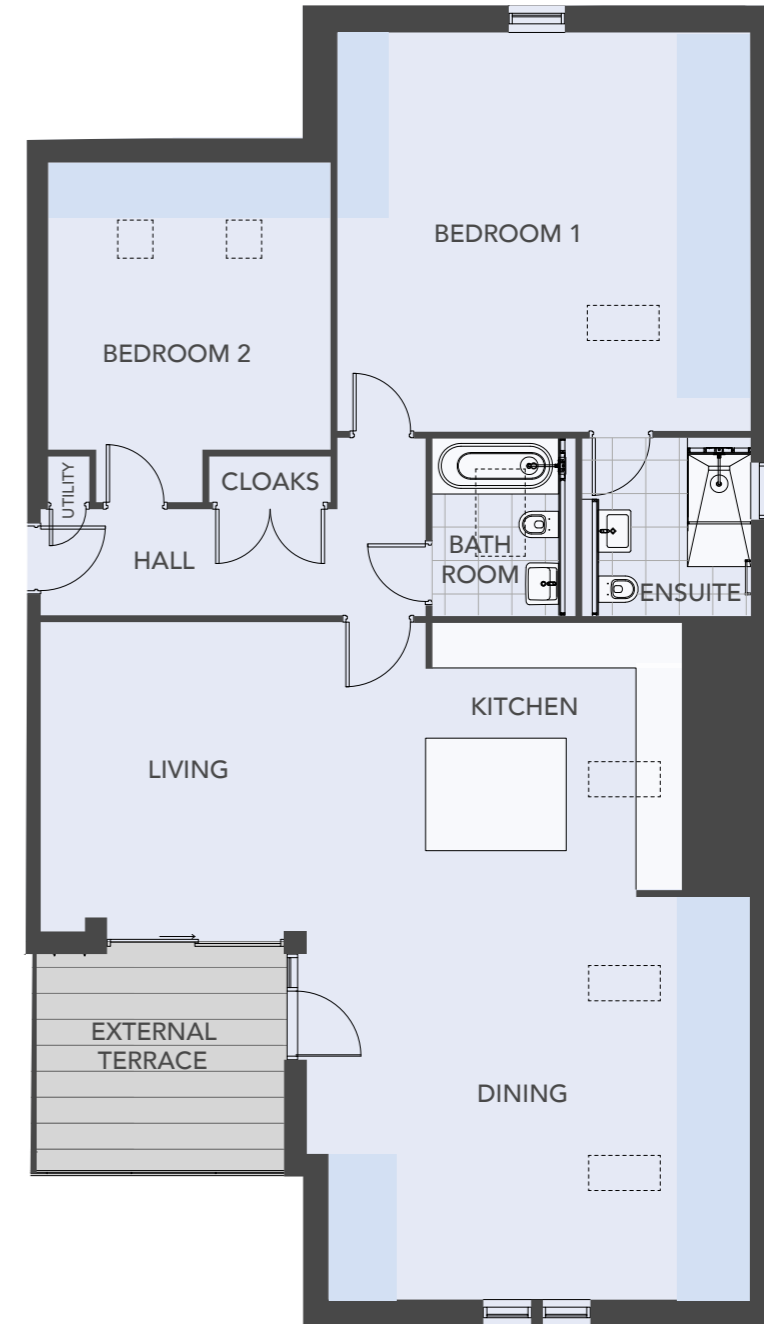
THIRD FLOOR

APARTMENT NINE & TEN

APARTMENT NINE



APARTMENT TEN



■ Indicates where the height of the ceiling is reduced to 1.5m and below in certain areas
 All sizes are to max. length

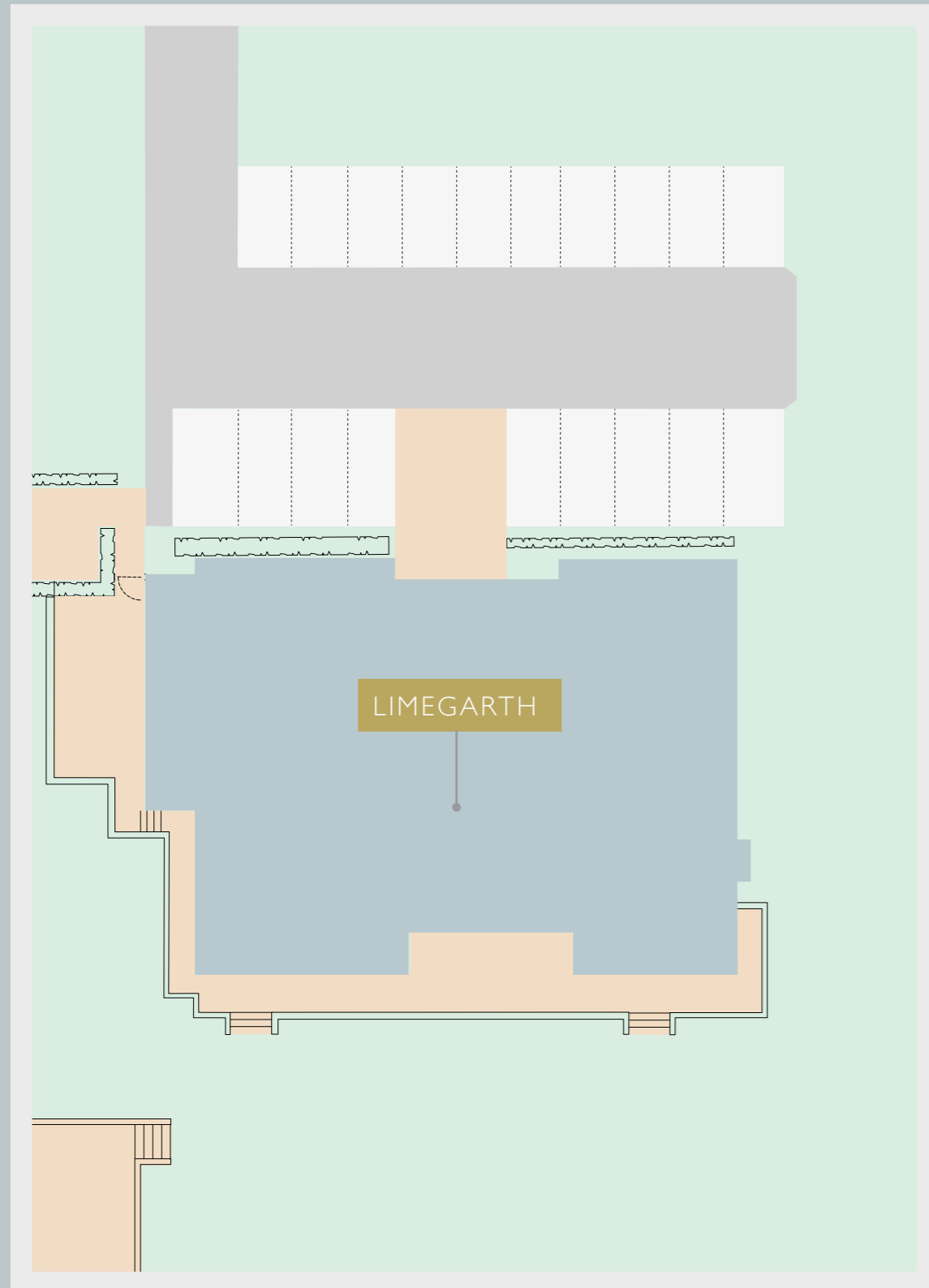
APARTMENT NINE - A TWO BEDROOM APARTMENT

DIMENSIONS	METRIC	IMPERIAL (to nearest 3")
Kitchen/Dining	6.3 x 4.3	20'9" x 14'0"
Living	7.6 x 5.0	25'0" x 16'6"
Bedroom 1	6.5 x 5.2	21'3" x 17'0"
Ensuite	3.4 x 2.8	11'3" x 9'3"
Bedroom 2	4.8 x 3.9	15'9" x 12'9"
Bathroom	2.5 x 2.0	8'3" x 6'6"
Study	3.5 x 2.1	11'6" x 7'0"
External Terrace	3.4 x 3.2	11'3" x 10'6"

APARTMENT TEN - A TWO BEDROOM APARTMENT

DIMENSIONS	METRIC	IMPERIAL (to nearest 3")
Living/Dining/Kitchen	9.6 x 9.1	31'6" x 29'9"
Bedroom 1	5.8 x 5.7	19'0" x 18'9"
Ensuite	2.6 x 2.1	8'6" x 7'0"
Bedroom 2	4.1 x 4.0	13'6" x 13'0"
Bathroom	2.5 x 2.2	8'3" x 7'3"
External Terrace	3.4 x 3.2	11'3" x 10'6"

A SHELTERED AND SOUTH FACING LOCATION



DIRECTIONS

From the offices of Dacre Son & Hartley, in the centre of Ilkley, proceed westward down The Grove and as the road starts to bear right continue ahead onto Grove Road, turning immediately right onto Kings Road. Proceed for around 400 yards and the entrance to Limegarth development will be seen on the left hand side

LOCAL AUTHORITY

The City of Bradford Metropolitan District Council,
City Hall, Centenary Square, Bradford,
West Yorkshire, BD1 1HY. Tel: 01274 432111

PAST DEVELOPMENTS

To view previous schemes by the developers please visit www.yorplace.co.uk.

AGENTS NOTES

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements. Extensive information on all of our properties can be viewed on line at dacres.co.uk.

MAKE CONTACT

To book an appointment to view contact

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dacres.co.uk

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Son &
Hartley
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WWW.LIMEGARTH.CO.UK

DISCLAIMER

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KINGS ROAD, ILKLEY

PRICE LIST

APARTMENT	DESCRIPTION	PRICE	
APARTMENT ONE GROUND FLOOR	A TWO BEDROOM APARTMENT WITH STUDY, BALCONY AND TERRACE	£625,000	FOR SALE
APARTMENT TWO GROUND FLOOR	A TWO BEDROOM APARTMENT WITH BALCONY AND TERRACE	£535,000	FOR SALE
APARTMENT THREE GROUND FLOOR	A TWO BEDROOM APARTMENT WITH BALCONY AND TERRACE	£599,950	UNDER OFFER
APARTMENT FOUR FIRST FLOOR	A TWO BEDROOM APARTMENT WITH STUDY AND BALCONY	£625,000	SOLD
APARTMENT FIVE FIRST FLOOR	A TWO BEDROOM APARTMENT WITH BALCONY	£535,000	UNDER OFFER
APARTMENT SIX FIRST FLOOR	A TWO BEDROOM APARTMENT WITH BALCONY	£589,950	SOLD
APARTMENT SEVEN SECOND FLOOR	A THREE BEDROOM SECOND FLOOR APARTMENT	£795,000	SOLD
APARTMENT EIGHT SECOND FLOOR	A THREE BEDROOM SECOND FLOOR APARTMENT	£895,000	SOLD
APARTMENT NINE PENTHOUSE LEVEL	A TWO BEDROOM APARTMENT WITH STUDY AND BALCONY	TO BE RELEASED	
APARTMENT TEN PENTHOUSE LEVEL	A TWO BEDROOM THIRD FLOOR APARTMENT WITH BALCONY	TO BE RELEASED	