



Byron House

Byron House | Blackthorn Road | Ilkley | LS29 8UP

Asking price £229,500

TW | **TRANMER
WHITE**
Trusted Estate Agents

Byron House

Byron House | Blackthorn Road

Ilkley | LS29 8UP

Asking price £229,500

The property includes a spacious central hallway, a large sitting room with windows to three sides, a fitted kitchen with integrated appliances, a principal bedroom with en suite shower room, further double bedroom and bathroom. Allocated parking space and communal gardens.

- Spacious Penthouse Apartment
- Fitted Kitchen
- Bathroom & Shower Room
- Communal Gardens
- Council Tax Band D
- Large Sitting Room
- 2 Double Bedrooms
- Allocated Parking Space
- Electric Heating & Double Glazing
- EPC Rating C

GROUND FLOOR

Communal Hall

With an entryphone system and staircase access to the upper floors.

THIRD FLOOR

Reception Hall

15'0" x 11'3" (4.57m x 3.43m)

With a cylinder cupboard, store cupboard and a night storage heater.

Sitting Room

20'2" x 19'10" (6.15m x 6.05m)

A bright and airy room with windows to three sides including two Velux rooflight windows. Night storage heater.



An unusually large penthouse apartment offering particularly generous accommodation appointed to a good standard and having long distance views up Wharfedale.



Kitchen

16'0" x 8'7" (4.88m x 2.62m)

With a stainless steel sink unit with a mixer tap and an extensive range of fitted base and wall units incorporating cupboards, drawers and heat resistant work surfaces with a tiled surround. Electric oven and hob with a filter hood over and a fitted fridge and freezer. Plumbing for an automatic washer and space for a dryer. Fitted electric heater.

Bedroom 1

19'0" x 13'0" (5.79m x 3.96m)

With windows to two sides including a Velux rooflight window. Recessed cupboards and drawers, Night storage heater.

En Suite Shower Room

With a tiled shower cubicle, pedestal wash basin and low suite wc. Extractor fan and medicine cabinet.

Bedroom 2

14'0" x 12'3" (4.27m x 3.73m)

With a wall mounted electric heater.

Bathroom

With a panelled bath having a shower over and a tiled surround, wash basin with a cupboard beneath and a low suite wc. Wall mounted electric heater.

OUTSIDE

Parking

There is an allocated parking space.

Gardens

Byron House is surrounded by communal gardens maintained as an amenity for the residents.

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

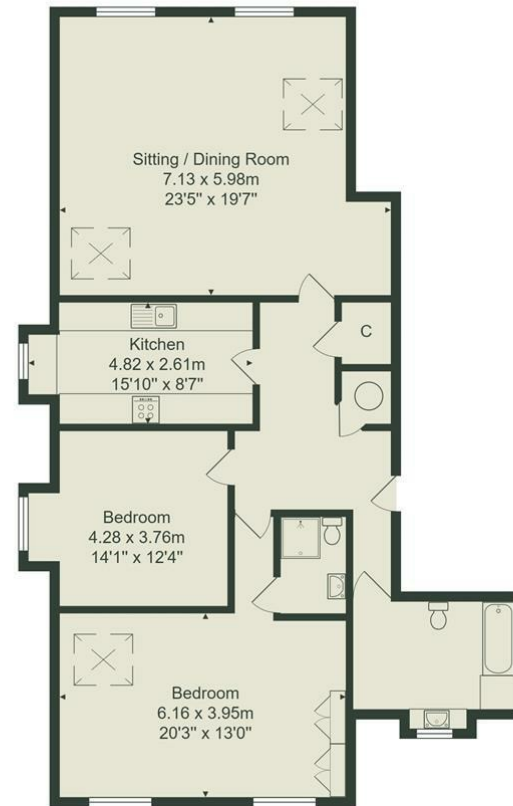
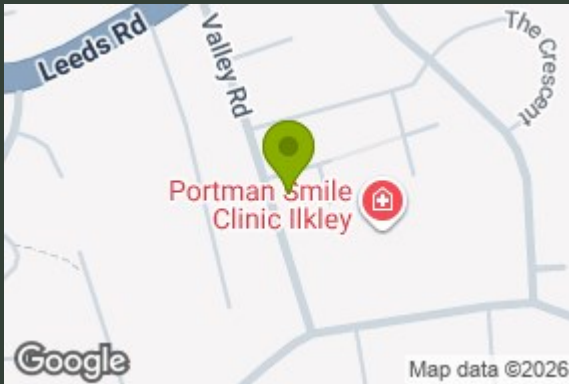
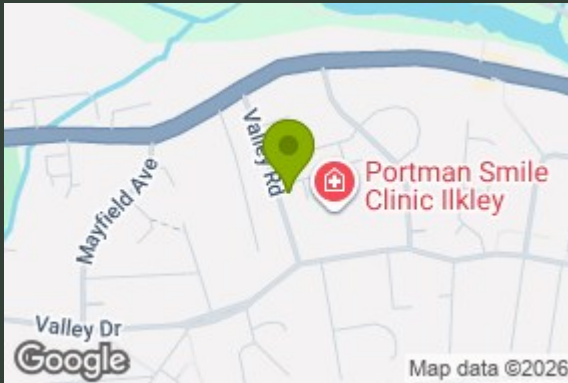
The mobile signal/coverage in this area can be verified via the following link:
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.

Tenure

Leasehold for a term of 125 years from 2002. The annual ground rent is £150.00. The current service charge (2025) is £1216.00 payable in four equal quarterly instalments of £304.00. An additional annual payment is made in respect of buildings insurance which, for 2025, is approximately £350.00.



Total Area: 103.5 m² ... 1114 ft²

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	80
EU Directive 2002/91/EC			

139 Bolling Road
Ben Rhydding
Ilkley
West Yorkshire
LS29 8PN
01943 661141

ilkley@tranmerwhite.co.uk
<https://www.tranmerwhite.co.uk/>