



# 16 Byron House

Byron House | Blackthorn Road | Ilkley | LS29 8UP

Asking price £229,500

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# 16 Byron House | Blackthorn Road Ilkley | LS29 8UP Asking price £229,500

This spacious and well-appointed two-bedroom apartment offers bright, comfortable accommodation, thoughtfully designed for modern living. A generous central hallway leads through to an impressive sitting room, bathed in natural light from two windows and enjoying an attractive outlook over the surrounding area.

The fitted kitchen is well equipped with a range of integrated appliances and ample storage, while the principal bedroom benefits from built-in wardrobes and a private en suite shower room. A further double bedroom provides flexible accommodation for guests, hobbies or a home office, complemented by a stylish house bathroom.

- 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>

#### Tenure

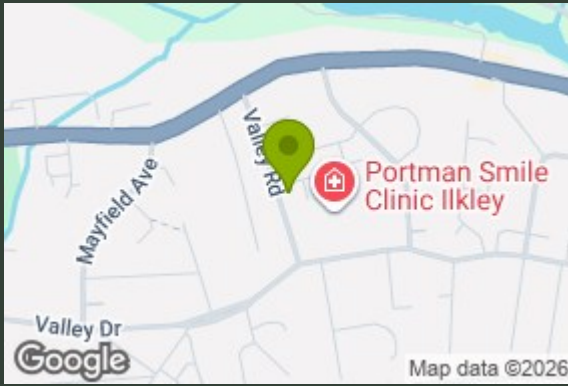
Leasehold for a term of 125 years from 2002. The annual ground rent is £150.00. The current service charge (2025) is £1216.00 payable in four equal quarterly instalments of £304.00. An additional annual payment is made in respect of buildings insurance which, for 2025, is approximately £350.00.

#### Offer Acceptance & AML Regulations

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers. Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler. Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.



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Total Area: 103.5 m<sup>2</sup> ... 1114 ft<sup>2</sup>  
 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C		76	80
(55-68) D			
(39-54) E			
(14-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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