



15 Byron House

Byron House | Blackthorn Road | Ilkley | LS29 8UP

Asking price £169,950

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Trusted Estate Agents

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This bright and contemporary one-bedroom apartment offers a perfect blend of modern living and comfort. The apartment boasts a spacious, modern kitchen, with generous storage, that seamlessly connects to a well-proportioned living space.

Both the living room and bedroom offer elevated views and plenty of natural light. Furthermore, the double bedroom is fitted with sleek, built in wardrobe space, offering practical storage. Additional highlights include nearby allocated parking, an essential asset in this desirable location.

- Contemporary Magnet Kitchen
- Open Plan Kitchen/Living
- Smartly Presented 2nd Floor apartment
- Views to Middleton
- Allocated Parking
- Juliet Balcony

GROUND FLOOR

Communal Entrance

Entry intercom system and steps leading to the second floor.

SECOND FLOOR

Private Entrance Hallway

16'01 x 3'09 (4.90m x 1.14m)

Airing cupboard providing useful storage.

Sitting Room

16'03 x 11'03 (4.95m x 3.43m)

French doors giving access to a Juliet Balcony. Elevated views towards Middleton.



A bright and contemporary, one-bedroom apartment offering elevated views, generous storage and allocated parking.



Dining/Kitchen

12'10" x 10'10" (3.91m x 3.30m)

Fitted with a contemporary Magnet kitchen, with a range of high gloss base and wall units, wood-effect worktops and upstands with an inset stainless steel sink unit. Plumbing for a washing machine and space for a fridge/freezer. Ceramic splash back and vinyl wood effect flooring.

Bedroom

13'7" x 7'11" (4.14m x 2.41m)

Sleek fitted wardrobes from Wharfedale Interiors across one wall, offering plenty of storage space. Window to one side with views.

Bathroom

6'09" x 5'06" (2.06m x 1.68m)

Fitted with a white suite comprising a bath and shower over, pedestal wash basin and low suite WC. Heated towel rail, and a vinyl floor.

Parking

Allocated parking near the entrance, as well as allocated visitor parking spaces.

Leasehold Details

125 years lease with 102 years remaining. Ground rent £150.00 per annum

Service Charge

Service charge is £1258.52 per annum. The managing agent is Adair Paxton.

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.

Ilkley

Voted The Sunday Times Best Place to Live in the UK 2022, Ilkley is renowned for its top schools, interesting independent shops and restaurants, its spectacular scenery and convenient rail links. Sports clubs offer excellent opportunities for young people and an energetic community spirit is at the heart of the town's high repute. Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley offers stunning natural beauty whilst still being a convenient base for the Leeds/Bradford/London commuter.

Council Tax

City of Bradford Metropolitan District Council Tax Band B.

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>

Offer Acceptance & AML Regulations

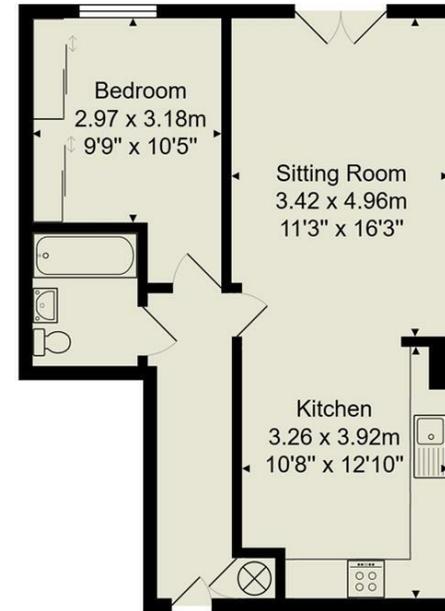
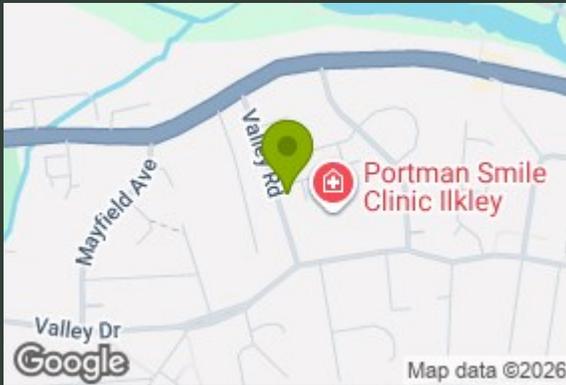
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification 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: 52.1 m² ... 561 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B		83	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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