



## 6 Keats House

Blackthorn Road | Ilkley | LS29 8UR

Asking price £178,000

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Ilkley | LS29 8UR

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An immaculately presented two bedroomed, two bathroom apartment featuring a Juliet balcony and enjoying some fantastic far reaching views.

Forming part of a purpose built development and with access to a beautiful, lawned communal garden, this attractive apartment includes an allocated off-street parking space plus access to ample visitor parking.

- Two Bedrooms/Two Bathrooms
- Off-Street Parking
- Long Distance Views
- Beautifully Presented

With upgraded electric heating, the accommodation comprises:

## Ground Floor

### Communal Entrance Hall

With stairs leading to the upper floors.

## Second Floor

### Private Entrance Hall

An inviting 'L' shaped entrance hall including a telecom linked to the communal entrance hall and a recessed airing cupboard housing the water cylinder.

### Sitting Room

13'8 x 11'10 (4.17m x 3.61m)

With plenty of natural light, the sitting room features French doors that open to a Juliet balcony. The sitting room flows into:

### Kitchen

10'6 x 10'4 (3.20m x 3.15m)

Well-appointed and comprising a good range of base and wall units with coordinating work surfaces and tiled splashback. Appliances include an oven, four ring induction hob with hood over, fridge/freezer and a washing machine. A window provides a long distance outlook towards Addingham.





Located on the second floor, the apartment is filled with an abundance of natural light and provides a pleasant outlook to both the front and rear.



### Bedroom

12'9 x 9'1 (3.89m x 2.77m)

An ample double bedroom including a recessed wardrobe with sliding mirrored doors and a lovely outlook over the communal gardens.

### En Suite

7'0 (max) x 4'9 (2.13m (max) x 1.45m)

Including a walk-in shower with folding glass screen, hand wash basin, w.c and a heated towel rail.

### Bedroom

9'1 x 8'5 (2.77m x 2.57m)

With a window to the rear elevation providing a view over the communal gardens and towards the hills beyond.

### Bathroom

6'10 x 5'7 (2.08m x 1.70m)

Comprising a bath with shower attachment plus glass screen, hand wash basin, w.c and a heated towel rail.

### Outside

### Parking

The property includes an allocated off-street parking space. Further visitor parking is also provided.

### Communal Gardens

To the rear of Keats house is a beautifully maintained, lawned garden that features colourful flowers beds, mature shrubs and trees.

### Tenure

The property is held on a 125 year lease dated from 2002.

### Service Charge

The annual service charge amounts to £1216.63

### Please Note

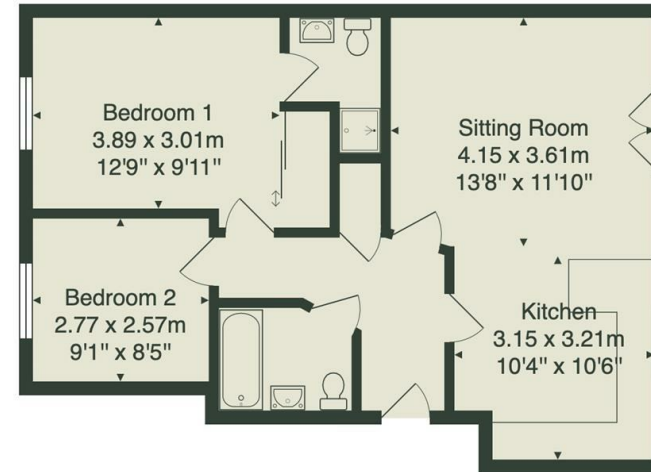
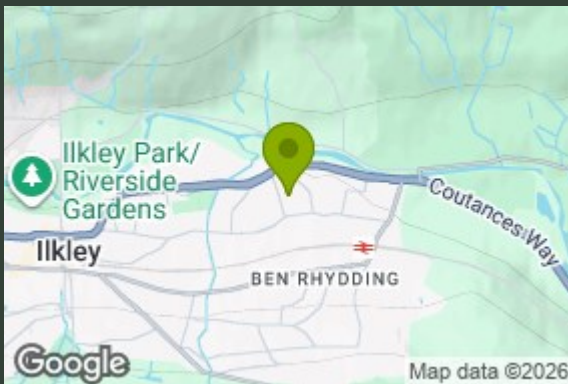
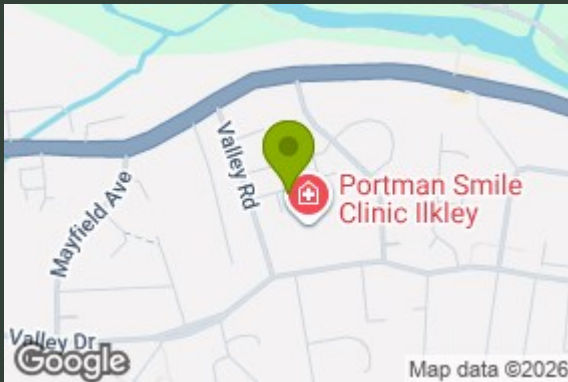
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### Mobile Signal/Coverage

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

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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.



Total Area: 61.4 m<sup>2</sup> ... 661 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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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		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/>