

Harrison Robinson

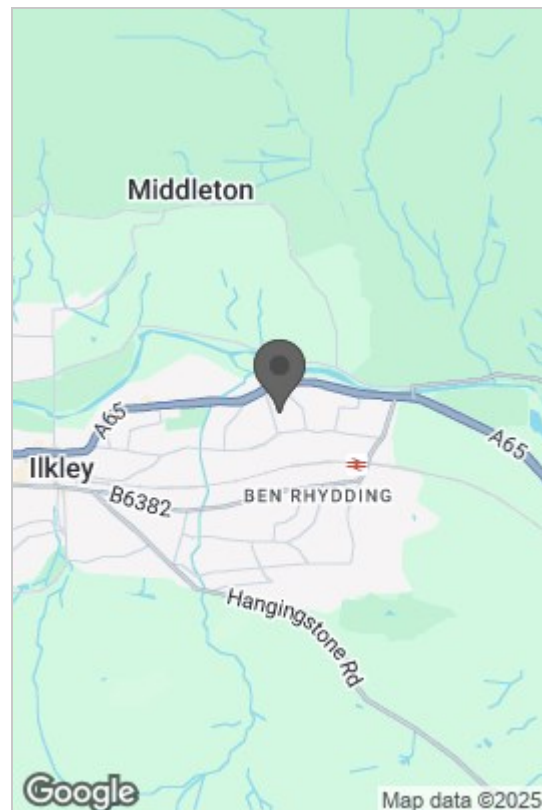
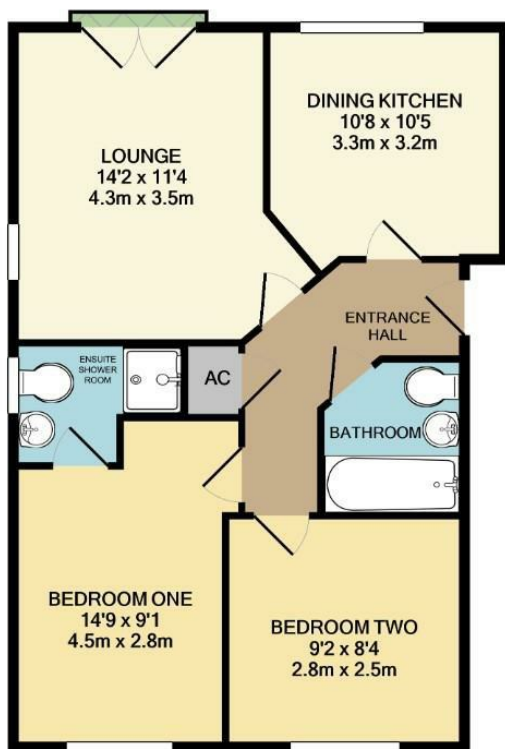
Estate Agents



3 Wordsworth House Blackthorn Road, Ilkley, LS29 8US
Price Guide £185,000

 2  2  1  B





TOTAL APPROX. FLOOR AREA 671 SQ.FT. (62.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



- Two Double Bedroom First Floor Apartment
- Newly Fitted Dining Kitchen
- New En Suite to Master Bedroom
- Walking Distance to Ilkley
- Walking Distance To Excellent Schools
- Immaculately Presented Throughout
- Spacious Lounge with Long Distance Views
- One Allocated Parking Space
- Close to Local Amenities and Train Station
- Council Tax Band B



An immaculately presented, and recently updated, two bedroom, first floor apartment within the popular Wordsworth House Development in Ben Rhydding. Situated only a short distance from Ilkley town centre, the train station and all its amenities, this is a perfect opportunity for a first-time buyer or an investor to get their foot on the housing ladder.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.