

# Harrison Robinson

Estate Agents



**5, Byron House Blackthorn Road, Ilkley, LS29 8UP**

**£140,000**



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## GROUND FLOOR

### Communal Entrance

With double-glazed entrance door, intercom access, cupboards housing the meters and lockable post boxes, a doorway gives access into the communal entrance hall. A staircase leads to the upper floors.

### Entrance Hall

A good-sized entrance hall with doors leading into all the rooms. With intercom entry phone, carpeting, electric radiator and storage cupboard with electric boiler and hot water cylinder.

### Dining Kitchen

10'2" x 8'10" (3.1 x 2.7)

A modern kitchen fitted with wooden fronted base and wall units. Integrated appliances include a stainless-steel, electric oven with stainless-steel electric hob and extractor over. Coordinating tiled splashback. Tall fridge/freezer, washing machine and space for a dishwasher or tumble drier. Stainless-steel sink with monobloc tap and draining board. Practical, complementary, laminate flooring and spotlights. Space for a small dining table. Open plan into:

### Lounge

16'0" x 11'5" (4.9 x 3.5)

A great-sized sitting room benefitting from UPVC double-glazed French doors with fitted blinds providing the opportunity to sit out in the sunshine with a coffee. These doors also serve well as a private entrance with the allocated parking space located just outside the apartment. Carpeting and electric radiator. Flexibility in the use of space.

### Bathroom

A bathroom fitted with a modern suite incorporating a panel bath with shower over, a pedestal washbasin and a low-level w/c. Fully tiled around the bath and part tiled elsewhere. Complementary vinyl flooring and electric heated towel rail. Extractor fan.

### Bedroom

10'2" x 9'10" (3.1 x 3)

A good-sized, double bedroom with UPVC, double-glazed window, carpeting and electric radiator.

### OUTSIDE

### Parking

The property benefits from an allocated parking space, directly outside the apartment, making it particularly convenient. There is also ample visitor parking available within close proximity of the property.

### Communal Grounds

Byron House stands within smartly maintained and principally lawned communal gardens.

### TENURE

We are advised by our vendors that the property is leasehold held on the balance of a 125 year lease dating from 1st January 2002.

The service charge is £1,217.00 annually to include general maintenance to the building, garden maintenance, window cleaning and cleaning and decorating of the communal areas.

The annual buildings insurance is currently £ 284.36 per annum.

The ground rent is £150 per annum, after 25 years rising to £250 per annum.

### UTILITIES & SERVICES

The property benefits from mains electricity and drainage.

Superfast Fibre Broadband is shown to be available to this property.

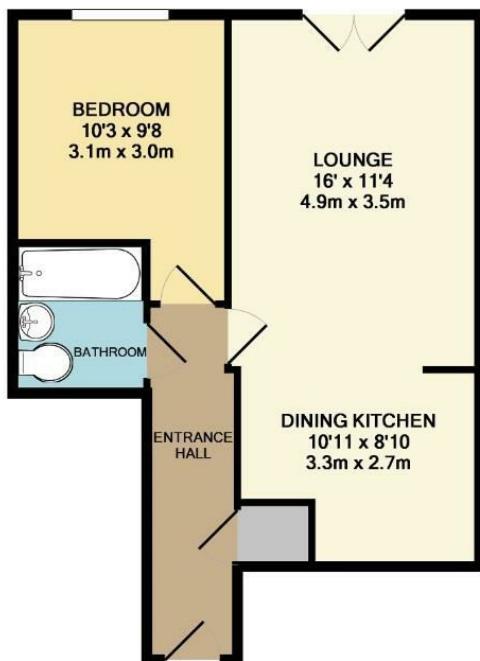
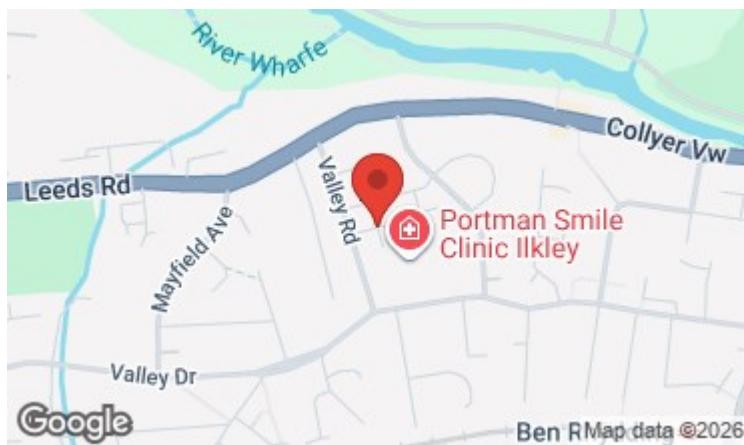
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.



- NO ONWARD CHAIN
- Ground Floor Apartment
- Open Plan Living
- Double Bedroom
- Spacious Lounge With French Doors
- Recently Redecorated In Neutral Decor
- Allocated Parking Space
- Close Proximity To Ben Rhydding & Ilkley Amenities Including Train Station
- Ideal Home For First Time Buyers, Downsizers or Those Seeking an Ilkley Bolt Hole
- Council Tax Band B

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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TOTAL APPROX. FLOOR AREA 491 SQ.FT. (45.7 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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.