



6

Blackthorn Road | Ilkley | LS29 8UR

Asking price £180,000

TW | **TRANMER
WHITE**
Trusted Estate Agents

6 Keats House

Blackthorn Road |

Ilkley | LS29 8UR

Asking price £180,000

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

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.

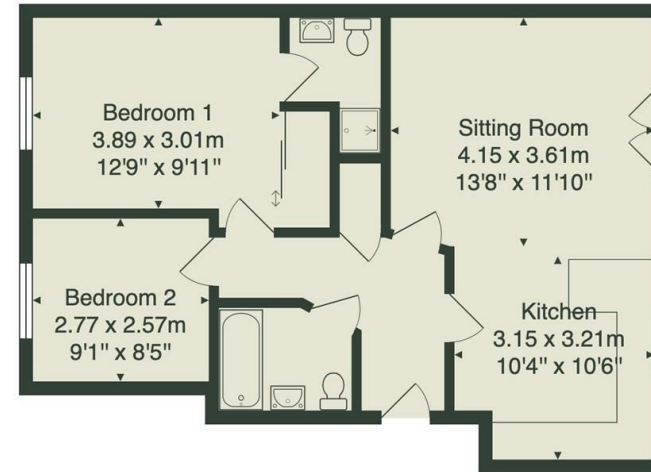
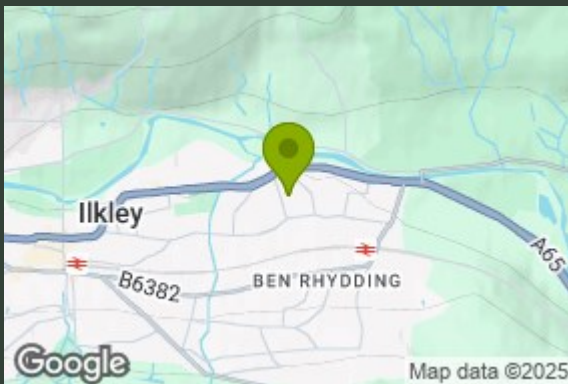
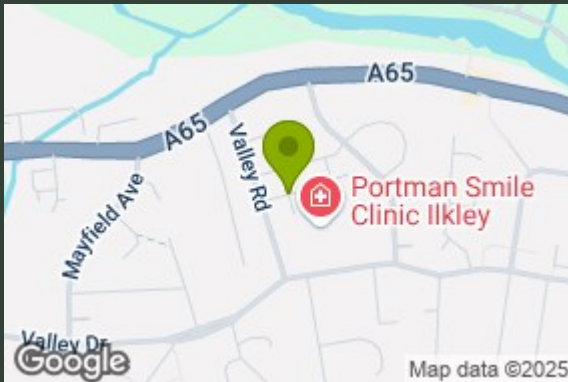
Mobile Signal/Coverage

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

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

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 m² ... 661 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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

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/>