



Byron House Blackthorn Road, Ilkley LS29 8UP

welcome to

Byron House Blackthorn Road, Ilkley

Modern second floor apartment in a sought-after location close to scenic river walks. Featuring open plan living, a Juliet balcony with far-reaching views, a double bedroom, allocated parking, and well-maintained communal gardens. Beautifully presented throughout and ready to move into.



Hallway

With a storage cupboard and access to all rooms.

Lounge/Kitchen

A spacious, bright and airy living space with open plan living. The modern kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and hob. There is an integrated oven and spaces for all other appliances. The living area has fully glazed patio doors opening to a Juliet balcony and boasts far reaching views.

Bedroom

A double bedroom with fitted wardrobes.

Bathroom

Fitted with a three piece suite comprising a bath with shower over, wc and hand basin.

Outside

Allocated parking, visitor parking and access to well maintained communal gardens.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Byron House Blackthorn Road, Ilkley

- MODERN SECOND FLOOR APARTMENT
- OPEN PLAN LIVING
- JULIET BALCONY BOASTING FAR REACHING VIEWS
- ONE DOUBLE BEDROOM
- NICELY PRESENTED THROUGHOUT

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1256.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£155,000



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Property Ref:
YEA107564 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



william h brown



0113 250 6996



Yeadon@williamhbrown.co.uk



27 High Street, Yeadon, LEEDS, West Yorkshire, LS19 7SP



williamhbrown.co.uk