



9 Byron House | Blackthorn Road | Ilkley | LS29 8UP

Asking price £155,000

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Trusted Estate Agents

9 Byron House, Blackthorn Road |
Ilkley | LS29 8UP
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A smart, purpose-built two-bedroomed apartment, well located for convenient access to Ilkley town centre amenities and both train stations. The accommodation, which has been recently decorated and re-carpeted throughout, provides a well-maintained communal entrance with secure door-entry system, an open-plan living, dining and kitchen area with Juliet balcony, a generous double bedroom with en-suite shower room, a second bedroom, and a modern house bathroom.

Externally, the property benefits from an allocated parking space together with additional visitor parking.

- Two bedrooms
- West facing Juliet balcony
- Close to a train station
- Ready to move in
- Purpose built apartment
- Allocated parking
- Close to the centre of Ilkley
- First floor Apartment

Communal Entrance

With steps leading to the first floor.

FIRST FLOOR

Private Entrance Hall

Intercom door entry system. Cupboard housing the water tank with airing shelf.

Sitting Room

13'02 x 12'10 (4.01m x 3.91m)

A west facing Juliet balcony with French doors and a further window to south elevation.

Kitchen

9'10 x 7'09 (3.00m x 2.36m)

Fitted with a range of wall and base units with coordinating work tops, stainless steel sink and drainer and tiled splash backs. Space for fridge/freezer and plumbing for a washing machine. Integrated oven with ceramic hob and extractor fan over. A window to the rear elevation and LVT flooring.



A smart, purpose-built two-bedroom apartment, well located for convenient access to Ilkley town centre amenities and both train stations.



Bedroom One

12'09 max x 10'07 max (3.89m max x 3.23m max)

Window to rear elevation.

Ensuite Shower room

Comprising a shower cubicle, W.C, pedestal wash basin, heated towel rail and LVT flooring.

Bedroom Two

9'10 x 7'05 (3.00m x 2.26m)

Window to rear elevation.

Bathroom

6'08 x 5'06 (2.03m x 1.68m)

A three piece suite comprising bath with shower over, W.C, pedestal wash basin and tiled splash backs. A heated towel rail and LVT tiled effect flooring.

Parking

Allocated parking space and extra Visitor bays.

Council Tax

City of Bradford Metropolitan District Council Tax Band

Tenure

We are informed that the property is leasehold with the balance of a 125 year lease from 1 January 2002. The current ground rent is £150 per annum.

Service Charge

We are informed that the current annual service charge is £1258 per year. Buildings Insurance is currently £284 per year.

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.

Council Tax

City of Bradford Metropolitan District Council Tax Band B.

Mobile Signal/Coverage

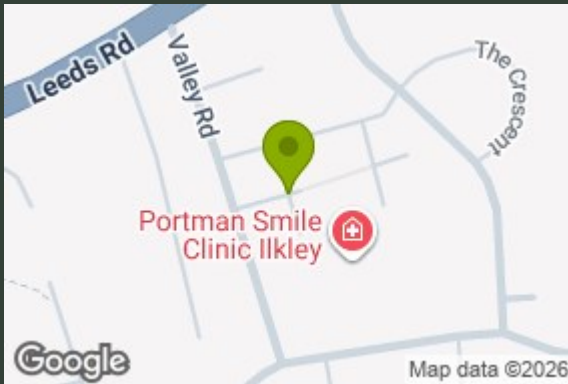
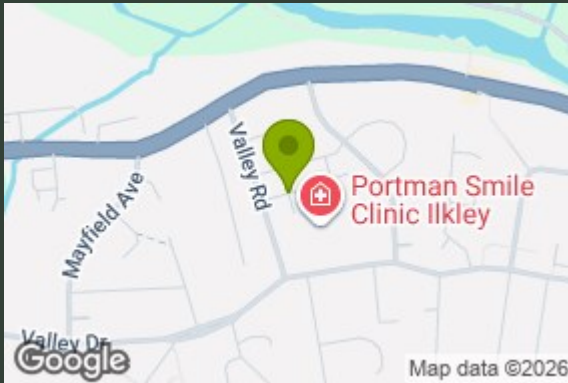
The mobile signal/coverage in this area can be verified via the following link:
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Offer Acceptance & AML Regulations

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.

Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.



9, BYRON HOUSE
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 576 sq.ft. (53.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B		83	85
(69-80) C			
(55-68) D			
(39-54) E			
(14-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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