Harrison Robinson

Estate Agents

14, Byron House Blackthorn Road, Ilkley, LS29 8UP

Guide Price £160,000

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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.

SECOND FLOOR

Private Entrance Hall
A great-sized, private entrance hall leading to the lounge, two double bedrooms and the house bathroom. With Intercom entry phone, electric radiator and storage cupboard housing the hot water cylinder. Doors open into the spacious lounge, two bedrooms and bathroom. Laminate flooring.

Lounge
13'1" x 12'9" (4.0 x 3.9)
A well-proportioned, charming, dual aspect room allowing the natural light to flood in through uPVC, double-glazed French doors opening onto a Juliet balcony with beautiful, long distance, countryside views. A second double-glazed window to the side elevation, coving, television point, electric radiator and continuation of the laminate flooring. Open plan into:

Kitchen
9'10" x 7'10" (3.0 x 2.4)
A modern kitchen fitted with wooden fronted base and wall units with complementary, laminate worksurface over. Integrated appliances include a stainless-steel, electric oven with stainless-steel electric hob and extractor over and fridge/freezer. Coordinating tiled splashback. Space for a washing machine and a dishwasher or tumble drier. Stainless-steel sink with monobloc tap and draining board. Practical, laminate flooring, coving and spotlights.

Bedroom One
12'9" x 10'5" (3.9 x 3.2)
An oasis of peace and calm with double-glazed window, affording a good amount of natural light. Ample room for wardrobes and drawers, electric radiator, carpeted flooring, door into:

En Suite Shower Room
Fitted with a three piece, white suite comprising a fully tiled shower cubicle with glazed doors and electric shower, pedestal wash hand basin with chrome taps, tiled splashback and low level w/c. Ladder style, heated towel rail, laminate flooring, useful wall cabinet and fitted glass shelf and extractor fan.

Bedroom Two
9'10" x 7'6" (3.0 x 2.3)
A further double bedroom with double-glazed window, electric radiator and carpeted flooring.

Bathroom
Fitted with a white, three-piece suite comprising of a panel bath with chrome taps and shower over, pedestal wash hand basin with chrome taps and low-level w/c. Part tiled walls, extractor fan, laminate flooring and electric towel radiator.

OUTSIDE

Allocated Parking
There is one allocated car parking space, conveniently situated very close to the communal entrance with further ample visitor parking.

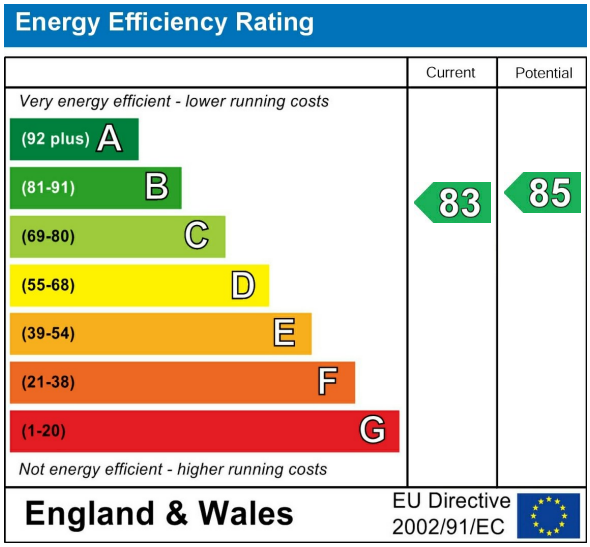
Communal Grounds
Byron House stands within smartly maintained and principally lawned communal gardens.

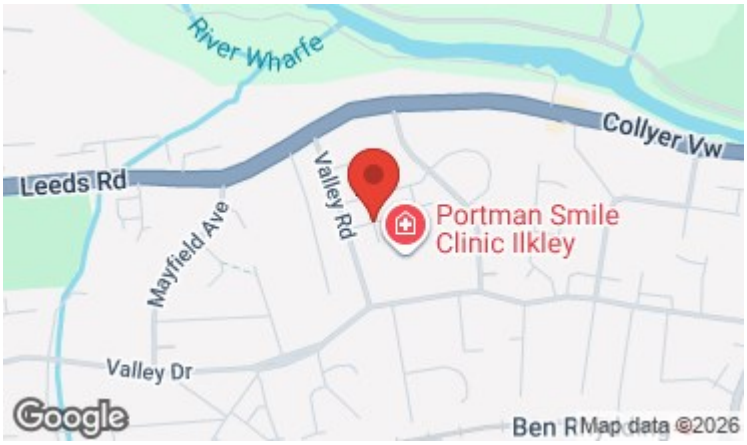
TENURE
We are advised by our vendors that the property is leasehold held on the balance of a 125 year lease dating from 1st January 2002.
The service charge is currently £314.63 paid quarterly in advance to include general maintenance to the building, garden maintenance, window cleaning and cleaning, decorating and electricity to the communal areas.
The ground rent is £150 per annum. The management company is Adair Paxton.

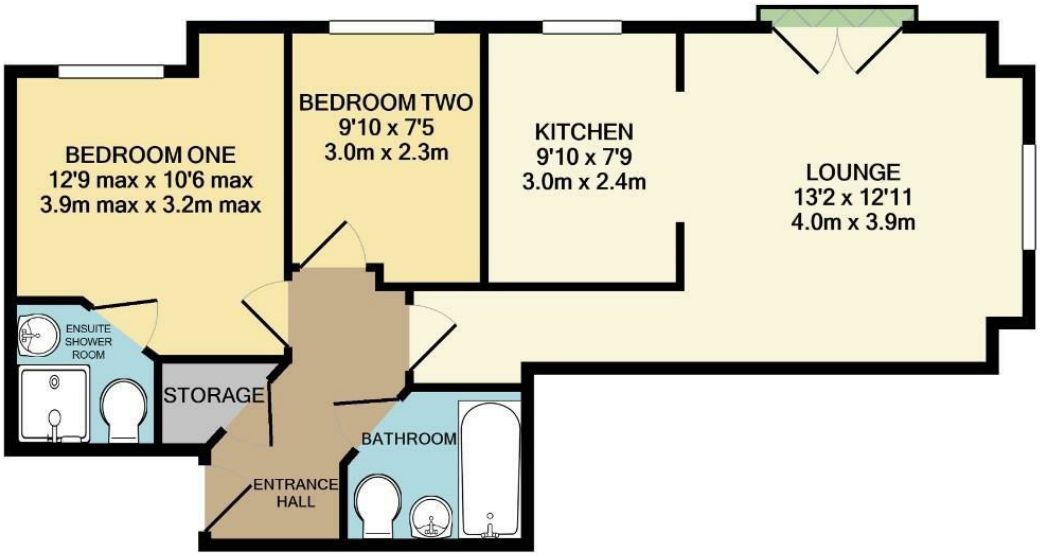
UTILITIES AND SERVICES
The property benefits from mains electricity and drainage.
Superfast Fibre Broadband is shown to be available to this property.
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.

Tel: 01943 968 086

- NO ONWARD CHAIN
- Two Double Bedroom Second Floor Apartment
- Spacious Lounge With Long Distance Views
- Open Plan Living
- Master Bedroom En Suite
- One Allocated Parking Space
- Walking Distance To Ilkley
- Close To Local Amenities And Train Station
- Walking Distance To Excellent Schools
- Council Tax Band B







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TOTAL APPROX. FLOOR AREA 585 SQ.FT. (54.3 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

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.

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