



**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.



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welcome to

## 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 - 0003

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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



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