

Keats House
Blackthorn Road | | Ilkley | LS29 8UR

Asking price £179,500

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3 Keats House
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Asking price £179,500

A bright and spacious purpose built first floor apartment offering smartly presented and easily managed accommodation. The property incorporates a welcoming hallway, a sitting room, dining kitchen, a principal bedroom with en suite facilities, a second bedroom and bathroom. There is a smart communal garden to the rear and an allocated parking space.

- Smartly Presented First Floor Apartment
- Fitted Dining Kitchen
- Further Bedroom & Bathroom
- Allocated Parking Space
- Council Tax Band B
- Sitting Room With Juliet Balcony
- Principal Bedroom With En Suite Shower Room
- Communal Gardens
- Ample Visitor Parking
- EPC Rating C







GROUND FLOOR

Communal Entrance
With entryphone access. Stairs to the upper floors.

FIRST FLOOR

Private Reception Hall
With a 'Karndean' floor and a cylinder cupboard.

Sitting Room
13'6" x 11'5" (4.11m x 3.48m)
A light and airy sitting room with glazed double doors opening inwards to create a Juliet balcony. 'Karndean' flooring. Window to the side elevation.

Dining Kitchen
10'7" x 10'4" (3.23m x 3.15m)
Fitted with a range of base and wall units and pan drawers. Coordinating work surfaces incorporating an inset sink and tiled splash backs. Appliances include an electric oven and hob with a filter hood over. Plumbing for both a dishwasher and an automatic washer. Space for a fridge freezer. Recessed spotlights. Window to the front elevation.

Bedroom One
15'3" x 9'2" (4.65m x 2.79m)
With windows to two sides.

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En Suite Shower Room
Fitted with a suite comprising a tiled shower cubicle, pedestal wash basin and a low suite wc. Ceramic tiled walls. Heated towel rail.

Bedroom Two
9'3" x 8'5" (2.82m x 2.57m)
With a pleasant view over the communal garden to the rear.

Bathroom
With a panelled bath, pedestal wash basin and a low suite wc. Recessed spotlights. Part wall tiling.

OUTSIDE

Communal Gardens
There is a well maintained lawned communal garden to the rear of Keats House.

Parking
There is an allocated parking space. There is also a generous provision of visitor parking at the development.

Ilkley
Voted The Sunday Times Best Place to Live in the UK 2022, Ilkley is renowned for its top schools, interesting independent shops and restaurants, its spectacular scenery and convenient rail links. Sports clubs offer excellent opportunities for young people and an energetic community spirit is at the heart of the town's high repute. Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley offers stunning natural beauty whilst still being a convenient base for the Leeds/Bradford/London commuter.

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

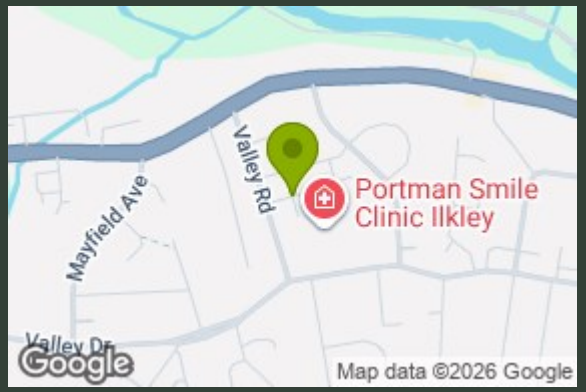
Offer Acceptance & AML Regulations
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, 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.

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.

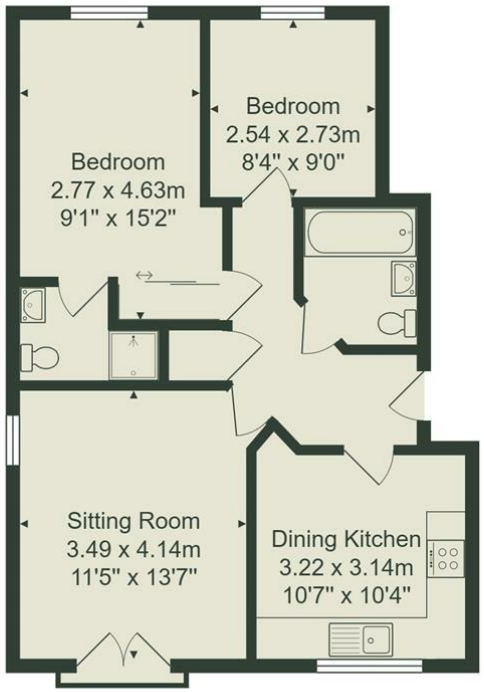
Service Charge
We are informed by the current service charge is £1,258.52 payable in four quarterly payments of £314.62.

Tenure
We are informed by the client's that the property is Leasehold for a term of 125 years from 2002 at an annual ground rent of £150.00.









Total Area: 60.8 m² ... 654 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.
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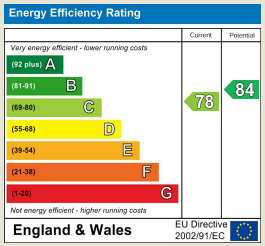

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