Harrison Robinson

Estate Agents

3 Wordsworth House Blackthorn Road, Ilkley, LS29 8US

Price Guide £180,000

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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 to a staircase to the upper floors having large uPVC, double glazed windows allowing the natural light to flood in and affording a charming outlook.

FIRST FLOOR

Private Entrance Hall
With Intercom entry phone, recently installed modern electric radiator and storage cupboard housing the hot water cylinder. Doors open into the dining kitchen, spacious lounge, two bedrooms and bathroom. Attractive, wood effect, vinyl flooring.

Lounge
14'1" x 11'5" (4.3 x 3.5)
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, telephone point, television point and modern, electric radiator. Carpeted flooring.

Dining Kitchen
10'9" x 10'5" (3.3 x 3.2)
Newly fitted with a range of grey Shaker style, base and wall units with stainless steel handles and contrasting laminate worksurfaces and upstands. A one and a half bowl stainless steel sink with drainer and chrome mixer tap, sits beneath a double glazed window to the front elevation enjoying long distance views. Appliances include a self cleaning, electric oven, four ring induction hob with extractor over and glass splashback, fridge freezer and slimline dishwasher. Space and plumbing for a washing machine. There is ample space for a dining table, making this a sociable room. Wood effect vinyl flooring,

Bedroom One
14'9" x 9'2" (4.5 x 2.8)
An oasis of peace and calm with dual aspect, double glazed windows affording a good amount of natural light. Ample room for wardrobes and drawers, modern, electric radiator, carpeted flooring, door into:

En Suite Shower Room
A recently fitted, beautifully presented en suite shower room with low level w/c, handbasin with chrome mixer tap set in grey vanity drawers and shower cubicle with electric shower, glazed door and attractive wall tiling. Mirror fronted, wall mounted vanity unit with lighting, contemporary styled heated towel rail, obscure double glazed window, extractor.

Bedroom Two
9'2" x 8'2" (2.8 x 2.5)
A further, good sized double bedroom with double glazed window to the rear overlooking the communal grounds, modern, electric radiator, carpeted flooring.

Bathroom
Smartly presented, fitted with a white, three-piece suite comprising of bath with grey, panelled side with chrome taps, pedestal hand basin with chrome taps and low level w/c. Large, white wall tiles, extractor fan, wood effect, vinyl flooring, electric towel radiator.

OUTSIDE

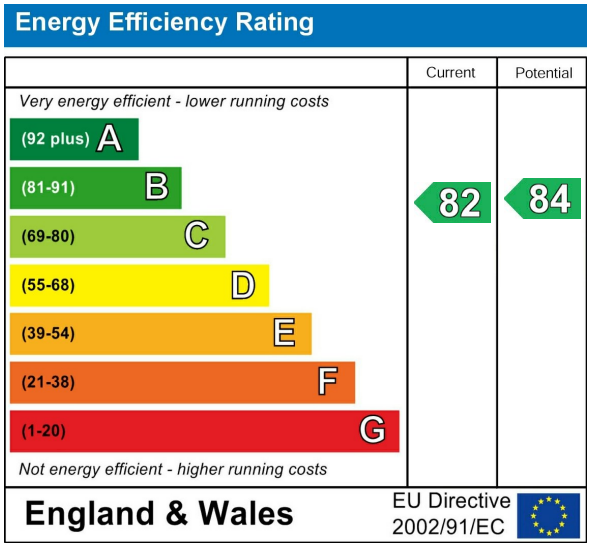
Alllocated Parking And Gardens
There is one allocated car parking space, with further ample visitor parking and well-maintained communal gardens, predominantly laid to lawn with mature planting for residents to enjoy.

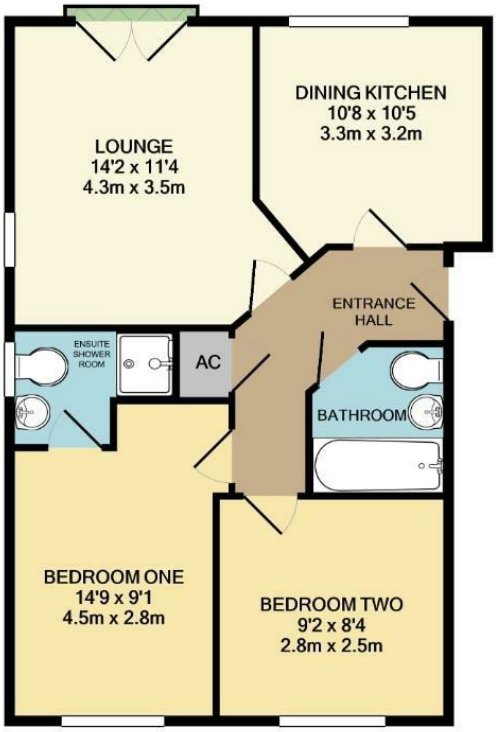
TENURE
We are advised by our vendors that the property is leasehold with 104 years remaining on the lease.
The service charge is £1,216 which is £304 paid quarterly to include gardening, window cleaning, corridor maintenance and any building work that is required.
Buildings insurance is separate with an annual charge of £377.28.
The ground rent is £150 per annum.
Pets are not allowed.

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

- Two Double Bedroom First Floor Apartment
- Immaculately Presented Throughout
- Newly Fitted Dining Kitchen
- Spacious Lounge with Long Distance Views
- New En Suite to Master Bedroom
- 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 671 SQ.FT. (62.3 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.

Ilkley 126 Bolling Road, West Yorkshire, LS29 8PN
Tel: 01943 968 086 | Email: info@harrisonrobinson.co.uk
www.harrisonrobinson.co.uk