



**Wordsworth House**, Blackthorn Road, Ilkley  
Asking Price Of £170,000





# 1 Wordsworth House

**Blackthorn Road  
Ilkley  
LS29 8US**

**A WELL PROPORTIONED GROUND FLOOR APARTMENT OFFERING SMARTLY PRESENTED 2 BEDROOMED ACCOMMODATION APPOINTED TO A HIGH STANDARD. IDEAL INVESTMENT - CURRENTLY LET TO JULY 2021.**

Currently let at £585 per calendar month until July 2021, this well proportioned ground floor apartment forms part of a highly regarded development situated between Ilkley and Ben Rhydding. The property is an ideal buy to let investment and incorporates a welcoming hallway, a sitting room, a fitted kitchen, a master bedroom with en suite facilities, a further double bedroom and bathroom. There is an allocated parking space and residents have use of the communal grounds.

Ben Rhydding is to be found on the eastern side of Ilkley. A most desirable community in its own right, favoured for its village feel with good local shops, one of the districts most sought after primary schools, a post office, church, train station and Wheatley Arms Hotel. Ilkley town centre is approximately a mile away and offers more comprehensive shops, restaurants, boutique cinema, cafes and everyday amenities including two supermarkets, health centre, playhouse and library. The town benefits from high achieving schools for all ages including Ilkley Grammar School and three private schools all within a short drive. There are good sporting and recreational facilities. Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley is regarded as an ideal base for the Leeds/Bradford commuter. A regular train service runs from the town to both cities.

The accommodation has **ELECTRIC HEATING** and **DOUBLE GLAZING** and with approximate room sizes, comprises:-

## GROUND FLOOR

**COMMUNAL HALLWAY** Leading to:

**PRIVATE RECEPTION HALL** Leading to:

**SITTING ROOM** 14' 1" x 11' 19" (4.29m x 3.84m) With glazed French doors leading to the front of the property.

**KITCHEN** 11' 9" x 7' 9" (3.58m x 2.36m) With a range of fitted base and wall units and an electric oven and hob.

**BEDROOM 1** 12' 8" x 9' 2" (3.86m x 2.79m) With glazed doors leading onto the rear communal garden.

**EN SUITE SHOWER ROOM** With a shower cubicle, wash basin and low suite WC.

**BEDROOM 2** 9' 1" x 7' 8" (2.77m x 2.34m)

**BATHROOM** With a panelled bath, low suite WC and wash basin.

## OUTSIDE

**COMMUNAL GARDENS** Maintained as an amenity for the residents.

## ALLOCATED PARKING SPACE

**VIEWING ARRANGEMENTS** Strictly by prior appointment with Dale Eddison's Ilkley office.

Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We request that all viewers wear gloves and a face covering. If this is not possible please advise our staff prior to the viewing appointment.

**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.

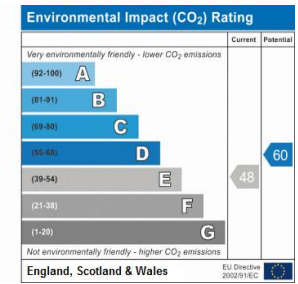
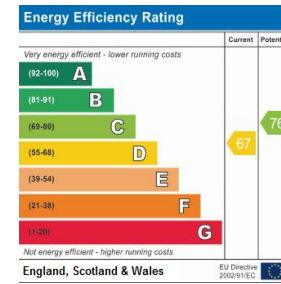
**TENURE** The property is understood to be held on a 125 year lease from 2002 at an annual ground rent of £150. We are advised that the current annual service charge is approximately £800.

**LOCATION** From the traffic lights on the A65 is the town centre proceed eastwards on Leeds Road. Continue for about a mile passing Ashlands School on the right and after about a mile turn right into Valley Road. Blackthorn Road is the third turning on the left.

**MONEY LAUNDERING REGULATIONS** Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale.

**REFERRAL FEES** Dale Eddison offer a clear and transparent policy. As such please note that we may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their services to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions. We routinely refer buyers to the Mortgage Advice Bureau (MAB). You can decide whether you choose to deal with the MAB or not. Should you decide to use the MAB and complete a mortgage application, Dale Eddison Ltd will receive a payment of £250.

**TENANCY** The property is currently let on an Assured Shorthold Tenancy at £585 per calendar month until 23 July 2021.



**Dale  
Eddison**

**ILKLEY OFFICE**  
 15 The Grove  
 Ilkley  
 LS29 9LW  
 01943 817642  
 ilkley@daleeddison.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.