

Harrison Robinson

Estate Agents



24 Wellington Road, Ilkley, LS29 8HR

£299,950



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GROUND FLOOR

Lounge

12'9" x 12'3" (3.91 x 3.75)

A smart, composite entrance door with two glazed panels and transom light over opens into a welcoming and spacious lounge. Light floods in through a large, UPVC, double-glazed window and the tasteful, muted tones of the decor, including that of the wooden panelling to half-height, enhance the bright atmosphere. A fireplace with charming stone lintel is an attractive, focal point. Smart, laminate flooring, radiator and TV point. Ample room for a sofa and a small dining table. A carpeted, return staircase leads to the first floor and a doorway leads into:

Breakfast Kitchen

12'11" x 8'5" (3.95 x 2.59)

A beautifully appointed, stylish breakfast kitchen fitted with Shaker style base and wall units with complementary solid wood worksurface and upstands over. A Belfast style sink with monobloc tap sits beneath a large, UPVC, double-glazed window affording a view over the garden. A full complement of integrated appliances include a fridge/freezer, a slimline dishwasher, a washing machine, an electric oven, combi microwave and ceramic hob with extractor over. A cupboard houses the Ideal central heating boiler. A breakfast bar provides an ideal spot to sit and enjoy a morning coffee. Smart, metro tiled splashback, contemporary, vertical radiator and continuation of the laminate flooring. A lovely feature is some exposed stone to one wall. This is a perfect blend of charm and character with fabulous contemporary styling. A half-glazed, UPVC door leads out onto the patio and rear garden conducive to al fresco dining in the warmer months. A door leads down a flight of stairs to the:

LOWER GROUND FLOOR

Cellar

12'9" x 10'7" (3.91 x 3.23)

A good-sized traditional cellar - ideal for storage.

FIRST FLOOR

Landing

A carpeted, return staircase with painted, timber balustrade leads to the first floor landing, which gives access to the principal bedroom and house bathroom.

Bedroom One

12'2" (3.73)

A spacious, double bedroom decorated in neutral tones with an attractive feature wall in wood panelling. A UPVC, double-glazed window to the front elevation allows the natural light to flood in making for a bright and airy atmosphere. A door opens into a useful storage cupboard for hanging clothes. Carpeting, radiator and TV point.

Bathroom

Wow - this is a great-sized, luxury, four-piece house bathroom incorporating a freestanding, roll top, claw foot bath with central mixer tap and hand-held shower attachment, a large, walk-in shower cubicle with glazed screen and mains thermostatic drench shower, a pedestal washbasin and low-level w/c. Traditional style fittings including a traditional style radiator with towel rail continue the well-conceived theme of a seamless blend of contemporary with characterful touches. Wood-panelling to half-height and laminate flooring. A large window ensures a bright atmosphere.

SECOND FLOOR

Bedroom Two

15'0" x 12'4" (4.58 x 3.78)

The carpeted staircase continues up to the second floor where one finds a second good-sized bedroom currently set up with twin beds. A large Velux window affords a wonderful view of the Cow and Calf rocks and Ilkley Moor. Carpeting, radiator and under eaves storage.

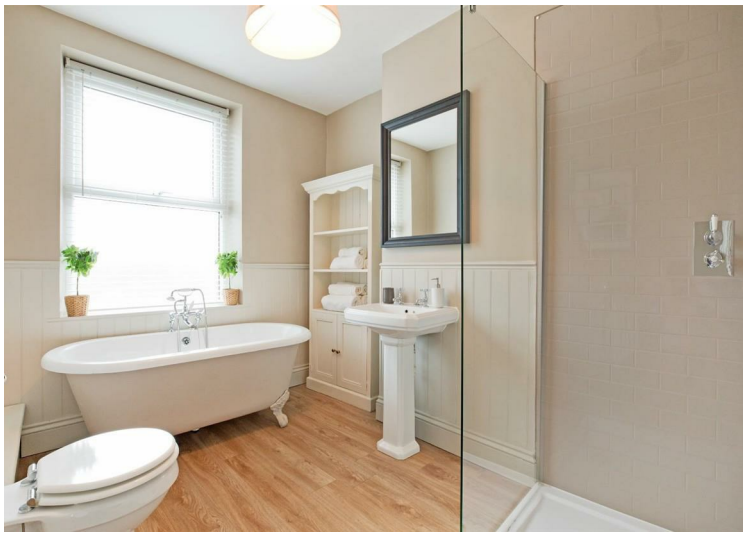
OUTSIDE

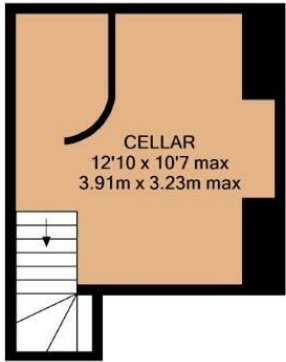
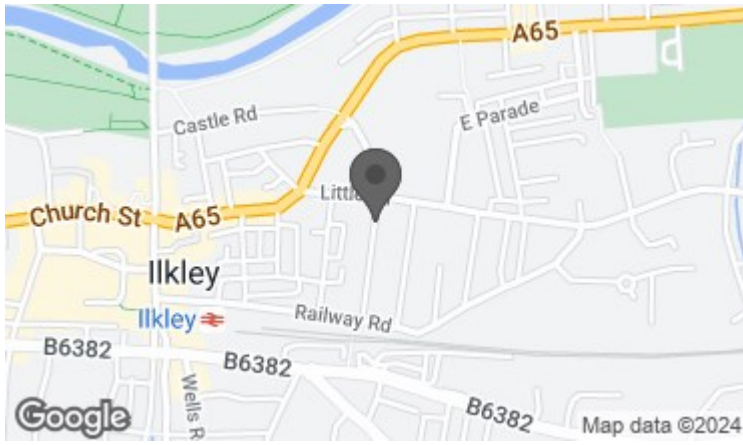
Garden

A good-sized, rear garden benefitting from a paved patio area and an area of level lawn. Fencing maintains privacy.

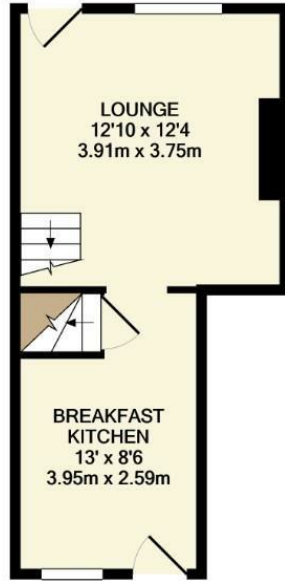
UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.
There is Ultrafast Fibre Broadband shown to be available to the property.
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

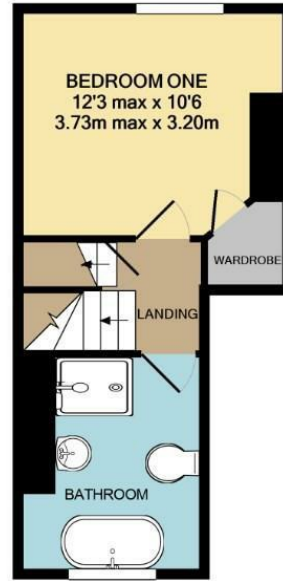




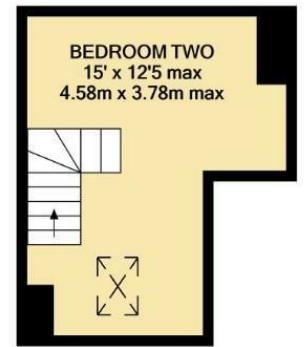
BASEMENT LEVEL
APPROX. FLOOR AREA 157 SQ.FT. (14.6 SQ.M.)



GROUND FLOOR
APPROX. FLOOR AREA 262 SQ.FT. (24.4 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA 252 SQ.FT. (23.4 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA 147 SQ.FT. (13.7 SQ.M.)



TOTAL APPROX. FLOOR AREA 819 SQ.FT. (76.1 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



Energy Efficiency Rating	
Current	Potential
72	90

Very energy efficient - lower running costs

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.