

Harrison Robinson

Estate Agents



43 Mornington Road, Ilkley, LS29 8JA

Price Guide £325,000

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GROUND FLOOR

Entrance Porch

A recently built uPVC entrance porch gives access to the property, ideal for kicking off shoes and boots after a long walk on the moor.

Lounge

14'1" x 14'1" (4.3 x 4.3)

A door from the porch opens into a spacious lounge with a gas stove set on a slate hearth and with attractive, exposed brickwork creating a lovely focal point to the room. Wooden flooring, picture rail and coving. Double glazed window to front elevation, a glazed door leads to the dining kitchen. A further door opens to the staircase leading to the first floor landing,

Dining Kitchen

16'8" x 11'5" (5.1 x 3.5)

Wow! A beautifully presented, extended dining kitchen with a range of cream, Shaker style cabinetry with stainless steel handles and solid wood worksurfaces over. Appliances include, fridge freezer, dishwasher and range cooker with gas hob and stainless steel extractor over. A Belfast sink with chrome mixer tap sits beneath a double glazed window to the rear. There is ample room for a dining table making this a most sociable room, ideal for entertaining. Italian marble floor tiles, half glazed, uPVC door leading out to the West facing, decked garden. Downlighting, additional pendant lighting. Two Veluxes allow ample, natural light.

FIRST FLOOR

Landing

A carpeted staircase leads to the first floor landing where doors open into a spacious double bedroom and the house bathroom. A double glazed window allows natural light.

Bathroom

A very well presented, four-piece house bathroom with low level w/c, hand basin set in vanity drawers with chrome mixer tap and deep-fill bath with central, chrome mixer tap, Separate shower cubicle with thermostatic shower and curved, glazed

doors, white wall tiling, extractor, radiator. Laminate flooring, obscure, double glazed window to rear.

Bedroom One

14'5" x 10'5" (4.4 x 3.2)

A lovely, great sized double bedroom to the front of the property with laminate flooring, radiator and double glazed window. Fitted wardrobes, picture rail, coving.

SECOND FLOOR

Bedroom Two

14'1" x 11'1" (4.3 x 3.4)

A staircase leads to the second floor double bedroom with floorboards, contemporary styled radiator and Velux. Under eaves storage, attractive feature wallpaper.

OUTSIDE

Garden

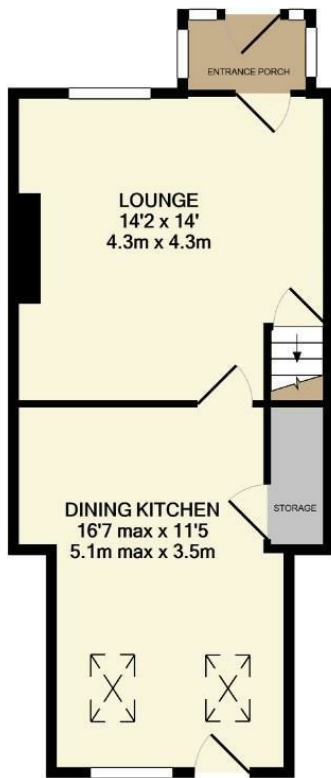
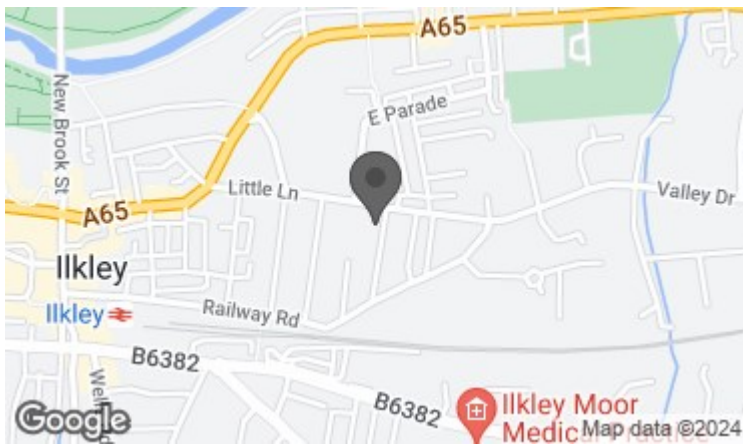
A half glazed door from the dining kitchen leads out to a West facing composite decked, rear garden area, ideal for relaxing in the afternoon and evening sunshine. Fencing and stone walling maintains privacy and a gate leads to the rear access lane. To the front there is a low maintenance, paved area with newly installed railings, perfect for flowering pots,

UTILITIES AND SERVICES

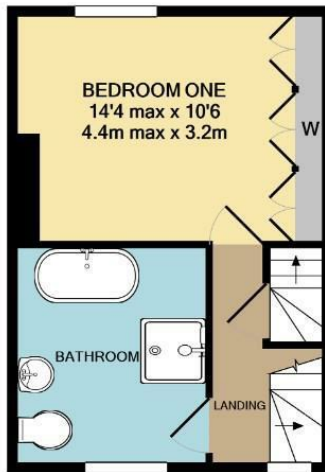
The property benefits from mains gas, electricity and drainage. Ultrafast Fibre Broadband is shown to be available to this property.

Broadband speeds and mobile 'phone coverage can be checked on the Mobile and Broadband Checker Ofcom website.

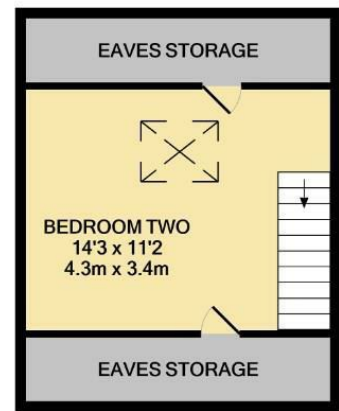




GROUND FLOOR
APPROX. FLOOR
AREA 413 SQ.FT.
(38.3 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 285 SQ.FT.
(26.5 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 251 SQ.FT.
(23.3 SQ.M.)



TOTAL APPROX. FLOOR AREA 949 SQ.FT. (88.2 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
63	78

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
C	B

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.