

# Harrison Robinson

Estate Agents



6 Morningson Road, Ilkley, LS29 8JA

Price Guide £285,000

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## Price Guide £285,000



### GROUND FLOOR

#### Entrance Porch

A half glazed, uPVC entrance door opens into a most useful porch with double glazed windows and tiled flooring providing storage space for coats and shoes. A timber door opens into:

#### Lounge

13'9" x 13'5" (4.2 x 4.1)

A spacious lounge with ample room for comfortable furniture with a recessed fireplace housing an electric stove. Double glazed window to front elevation, laminate flooring, coving, radiator. Door into:

#### Kitchen

10'2" x 6'2" (3.1 x 1.9)

Fitted with a range of pale grey base and wall units with stainless steel handles, laminate worksurfaces and upstands. Appliances include electric oven, four ring electric hob and washing machine with space for a fridge freezer. A one and a half bowl composite sink with chrome mixer tap sits beneath a double glazed window overlooking the courtyard garden. Downlighting, continuation of the laminate flooring, radiator. Useful, deep, understairs cupboard, ideal for a tumble dryer, also housing the gas central heating boiler. A half glazed timber door leads out to the garden.

### FIRST FLOOR

#### Landing

A carpeted staircase with metal handrail leads to the first floor landing. A double glazed window to the rear allows natural light. Doors open into a spacious bathroom and double bedroom. Carpeted flooring, glass balustrade.

#### Bedroom Two

13'5" x 10'5" (4.1 x 3.2)

A good sized double bedroom to the front elevation with carpeted flooring, radiator and double glazed window. Downlighting, ample room for bedroom furniture.

#### Bathroom

A generous bathroom with low level w/c with concealed cistern, hand basin with chrome mixer tap set in deep vanity drawers and bath with thermostatic, drench shower, central, waterfall mixer tap, glazed screen and white wall tiling. Complementary, high gloss floor tiles, ceiling light, obscure, double glazed window, radiator.

### SECOND FLOOR

#### Bedroom One

19'8" x 13'9" (6.0 x 4.2)

A carpeted staircase with metal handrail leads to the second floor bedroom, currently arranged as a seating area/office. With two, large Veluxes allowing natural light, solid wood flooring and radiator. Glass balustrading, under eaves storage.

### OUTSIDE

#### Garden

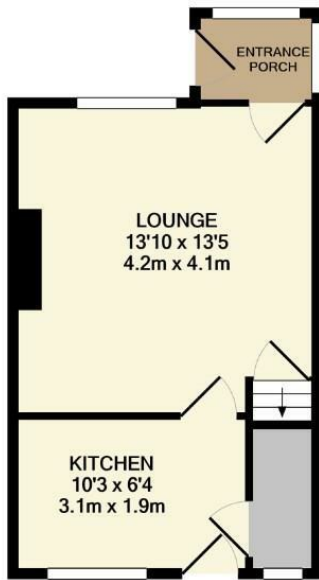
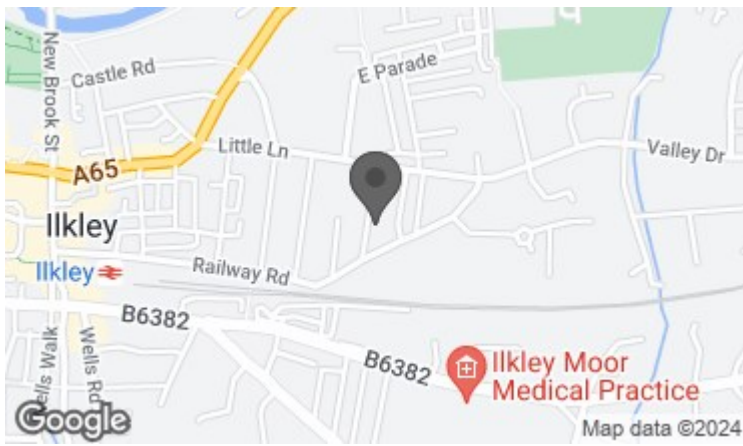
To the front one finds a small gravelled garden area behind low stone walling and timber gate. To the rear one finds a spacious courtyard garden with gravelled area and paved patio, ideal for al-fresco dining. Smart fencing maintains privacy, a wooden gate leads to the quiet, rear access lane. Outside tap.

### UTILITIES AND SERVICES

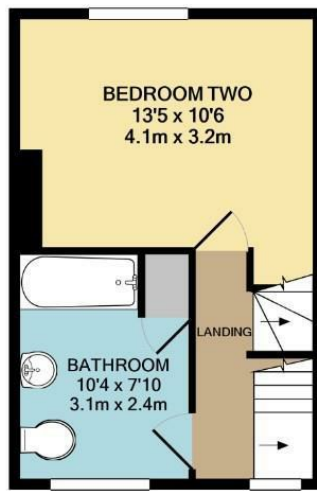
The property benefits from mains gas, electricity and drainage. Ultrafast Full Fibre Broadband is shown to be available to this property.

Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

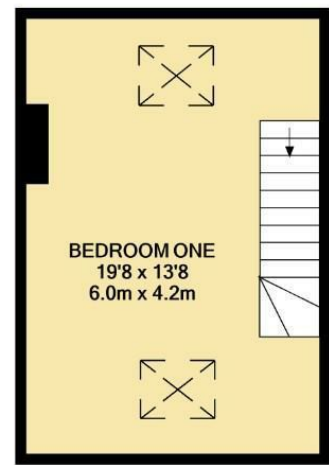




GROUND FLOOR  
APPROX. FLOOR  
AREA 294 SQ.FT.  
(27.4 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 273 SQ.FT.  
(25.4 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 260 SQ.FT.  
(24.1 SQ.M.)



TOTAL APPROX. FLOOR AREA 827 SQ.FT. (76.9 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
60	86

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
C	A

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.