

Harrison Robinson

Estate Agents



2b Wellington Road, Ilkley, LS29 8HR

£275,000

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GROUND FLOOR

Entrance Hall

Stone steps with wrought iron railings lead up to a newly fitted, smart, composite door. Opening into a useful porch, the ideal spot to kick off shoes and boots after a walk on the moor. A further door with glazed panels opens into the lounge.

Lounge

17'9" x 14'6" (5.43 x 4.43)

A generously proportioned room with newly installed, double glazed windows with motorized blind to the front elevation affording beautiful, long distance views. A stone fireplace and hearth houses an open fire, a lovely feature to the room. Recently fitted laminate flooring, radiator, exposed beam adding to the character. A carpeted staircase with useful under stairs storage leads to the first floor landing, a door opens to the kitchen.

Kitchen

14'4" x 5'8" (4.37 x 1.73)

A smart galley kitchen to the rear of the house with cream base and wall units with stainless steel handles and newly fitted work surfaces over. Appliances include a brand new, Bosch electric oven with a new Bosch induction hob, space and plumbing for a washing machine and fridge freezer. A newly fitted, stainless steel sink with chrome mixer tap sits beneath a window with fitted blind to the rear. Smart laminate flooring, wall mounted boiler.

FIRST FLOOR

Landing

A carpeted staircase with banister leads up to the first floor landing, where doors open into two bedrooms and the house bathroom. A window to the rear allows natural light. A hatch with newly fitted ladder gives access to a large attic room with brand new Velux and exposed beams.

Bedroom One

17'7" x 8'6" (5.36 x 2.60)

A good sized double bedroom to the front of the property with a

double glazed window with Roman blind affording lovely, long distance views. Smart laminate flooring, radiator, fitted wardrobes.

Bedroom Two

11'8" x 5'8" (3.56 x 1.73)

A spacious single bedroom to the front of the house, again with far reaching views, laminate flooring, radiator.

Bathroom

A good sized, three-piece house bathroom with low level w/c, pedestal handbasin with chrome taps and panel bath with electric shower. Neutral wall tiling, extractor, carpeted flooring. Obscure, double glazed window to rear.

SECOND FLOOR

Loft Room

14'7" x 14'4" (4.45 x 4.38)

This is a great room with laminate flooring, exposed beams and newly fitted Velux. Useful, under eaves storage. Accessed via a sturdy, fitted loft ladder from the landing this could be used as an occasional guest room or even converted to a more permanent room with the addition of a staircase (STPC).

OUTSIDE

Garden

There is a pretty border running along the fence and low stone walling to the front of the house leading to a timber shed, ideal for storage.

Parking

The property benefits from two parking spaces to the front.


UTILITIES AND SERVICES

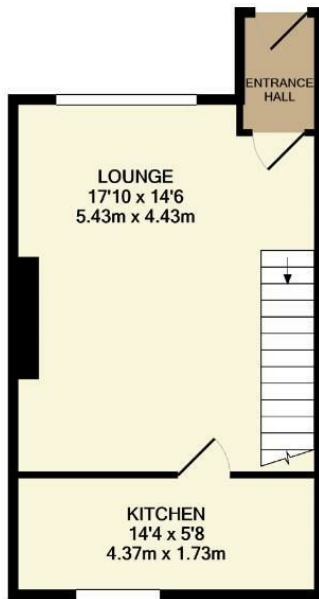
The property benefits from mains gas, electricity and drainage. There is Ultrafast Fibre Broadband shown to be available to this property.

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

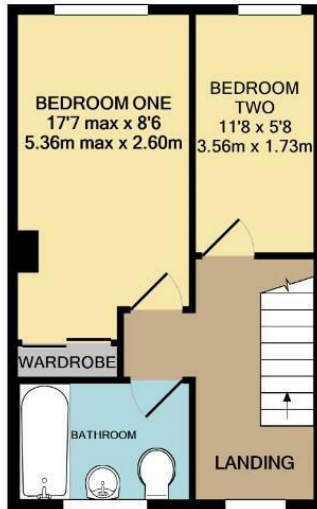


- Two Bedroom (With Loft Room) End Terraced House
- Charming Features Throughout
- Quiet Central Ilkley Location
- Allocated Parking Spaces
- Recently Updated With Newly Fitted Windows, Door And Flooring
- Lovely Long Distance Views
- Spacious Lounge With Open Fire
- Walking Distance To Train Station
- Close To Excellent Schools And Ilkley Town Centre
- Council Tax Band C

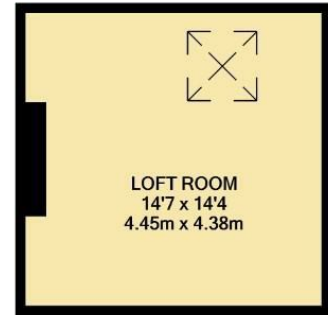
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
APPROX. FLOOR
AREA 350 SQ.FT.
(32.5 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 339 SQ.FT.
(31.5 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 202 SQ.FT.
(18.8 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING LOFT ROOM 689 SQ.FT. (64 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.