

Harrison Robinson

Estate Agents



10 Wellington Road, Ilkley, LS29 8HR

Price Guide £240,000

 2  1  1  C



10 Wellington Road, Ilkley, LS29 8HR

Price Guide £240,000



GROUND FLOOR

Lounge

11'9" x 10'9" (3.6 x 3.3)

Stone steps lead up to a composite door, which opens into a cosy lounge with double glazed window, laminate flooring and feature fireplace. Dado rail, radiator. Door into:

Hall

A small hallway has doors opening into the kitchen and cellar. A carpeted staircase leads to the first floor landing.

Kitchen

9'10" x 8'6" (3.0 x 2.6)

Fitted with a range of base and wall units and drawers with complementary worksurfaces over. Space for under counter appliances, stainless steel sink and drainer with tiled splashback. Vinyl flooring, radiator. UPVC, double glazed window and half glazed composite door leading out to the courtyard garden.

LOWER GROUND FLOOR

Cellar

13'1" x 11'5" (4.0 x 3.5)

Stone steps lead down to a traditional style cellar with plumbing and electricity.

FIRST FLOOR

Landing

A return, carpeted staircase with timber balustrading leads to the first floor landing. Doors open into the spacious house bathroom and good sized double bedroom to the front of the property.

Bedroom One

11'5" x 10'5" (3.5 x 3.2)

A good sized double bedroom with double glazed window, carpeted flooring and radiator.

Bathroom

A large, three-piece bathroom with low-level W.C. with concealed cistern, wall hung handbasin with chrome mixer tap and panel bath with chrome taps. Metro tiling to walls, chrome, ladder style, heated towel rail, cupboard with shelving, housing the gas, central heating boiler. Extractor, vinyl flooring, obscure, double glazed window to rear.

SECOND FLOOR

Landing

A second return staircase with white, timber balustrading leads to the second floor of the property. A door opens to:

Bedroom Two

9'10" x 7'10" (3.0 x 2.4)

A double bedroom with large, double glazed window, carpeted flooring and radiator.

Attic Room/Home Office

15'8" x 9'10" (4.8 x 3.0)

A great space, which could be used as an occasional bedroom or home office, if desired. Large, double glazed window, laminate flooring, radiator.

OUTSIDE

Garden

The property enjoys a low maintenance courtyard garden with stone paving, stone wall to one side and smart fencing. To the rear there is a brick wall with climbing plants providing greenery. Ample room for outdoor furniture and flowering pots.

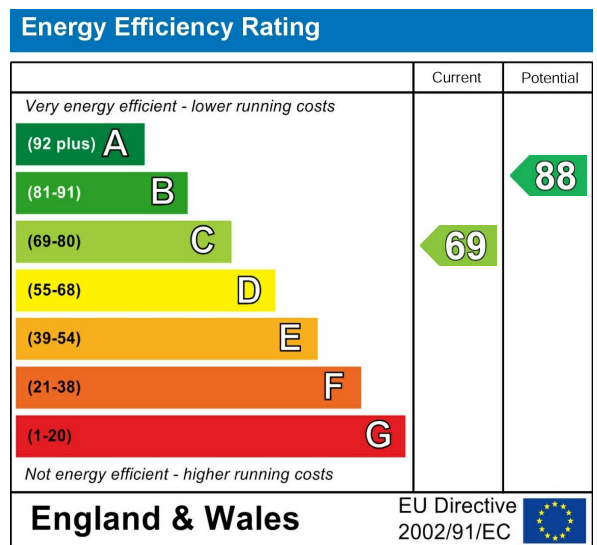
UTILITIES AND SERVICES

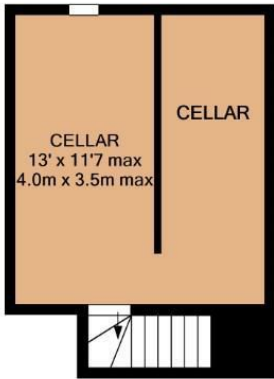
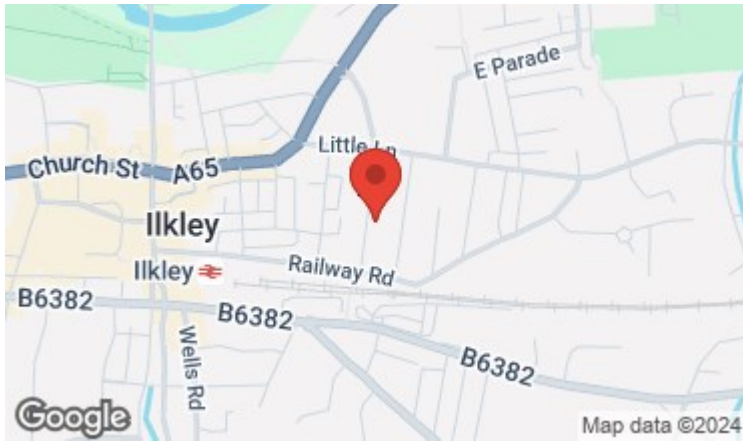
The property benefits from mains gas, electricity and drainage. There is Ultrafast Full Fibre Broadband shown to be available to this property.

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

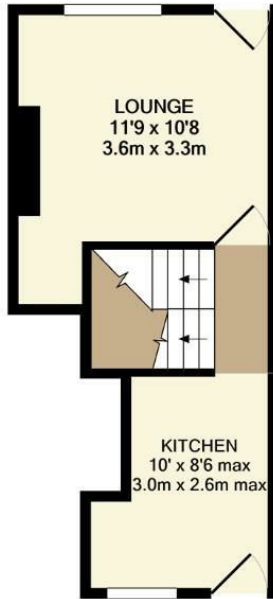


- Two Double Bedroom Plus Attic Room Mid Terrace
- Low Maintenance Courtyard Garden
- Large Three Piece House Bathroom
- Double Glazing Throughout
- Scope To Modernise Further
- Convenient Central Ilkley Location
- Walking Distance To Train Station And Schools
- Council Tax Band B

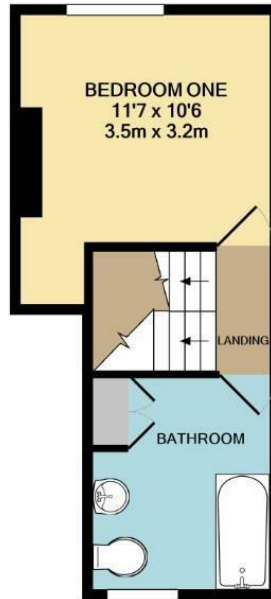




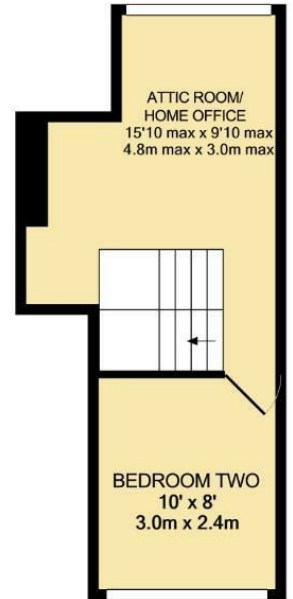
BASEMENT LEVEL
APPROX. FLOOR
AREA 185 SQ.FT.
(17.1 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 253 SQ.FT.
(23.5 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 264 SQ.FT.
(24.5 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 243 SQ.FT.
(22.5 SQ.M.)



TOTAL APPROX. FLOOR AREA 944 SQ.FT. (87.7 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.