

Harrison Robinson

Estate Agents



3 Wellesley Court Wellington Road, Ilkley, LS29 8HR

Price Guide £325,000

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GROUND FLOOR

Entrance Hall

A part glazed, composite door opens into an entrance hall with laminate flooring and ceiling lights. A door opens into the dining kitchen and useful store room leading to a cloakroom and utility area. A carpeted staircase leads to the first floor of the property.

Breakfast Kitchen

14'5" x 11'9" (4.4 x 3.6)

Fitted with a range of white base and wall units with under cabinet lighting, complementary, grey work surface, wall shelving and white tiling to splashbacks. Appliances include fridge freezer, dishwasher and range cooker with stainless steel extractor over. One and a half bowl, stainless steel sink with chrome mixer tap. Laminate flooring, radiator, extractor, space for a dining table.

Utility Room

With space and plumbing for a washing machine and tumble dryer and providing useful storage.

Storage

8'2" x 7'10" (2.5 x 2.4)

A great space providing ample storage for all the family's paraphernalia.

WC

With low level w/c and hand basin.

FIRST FLOOR

Landing

A carpeted staircase leads to the first floor landing, where oak panelled doors open into the lounge and bedroom four/ home office. Carpeted flooring, radiator. A uPVC door with obscure glazed panel and side window opens to a small balcony to the front elevation. A second staircase leads to the top floor of the property.

Lounge

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

A good sized lounge with uPVC, double glazed windows and sliding patio doors leading out to a south facing, paved garden. A pebble effect, gas fire in a timber surround with marble back and hearth creates a lovely focal point to the room. Carpeted flooring and radiator.

Bedroom Two

10'2" x 8'2" (3.1 x 2.5)

With carpeted flooring, double glazed window and radiator.

Balcony

A small, covered balcony with timber balustrading to the front of the property.

SECOND FLOOR

Landing

A carpeted staircase with timber balustrading leads to the second floor landing. Doors open into three bedrooms and the house bathroom.

Bedroom One

11'5" x 10'2" (3.5 x 3.1)

A good sized double bedroom to the front of the house with carpeted flooring, double glazed window, radiator and recessed wardrobe.

Bedroom Three

8'6" x 8'2" (2.6 x 2.5)

A bedroom to the rear of the house with carpeted flooring, radiator and double glazed window.

Bedroom Four

7'10" x 5'10" (2.4 x 1.8)

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

Bathroom

A modern, three-piece house bathroom with low level w/c, pedestal handbasin with traditional style chrome taps and panel bath with thermostatic shower and glazed screen. White wall tiling, vinyl flooring, mirrored wall cabinet.

OUTSIDE

Gardens

The property enjoys a low maintenance, south facing, paved garden with gravelled, rockery area accessed from the lounge.

Driveway Parking

To the front of the property there is driveway parking for two vehicles.

UTILITIES AND SERVICES

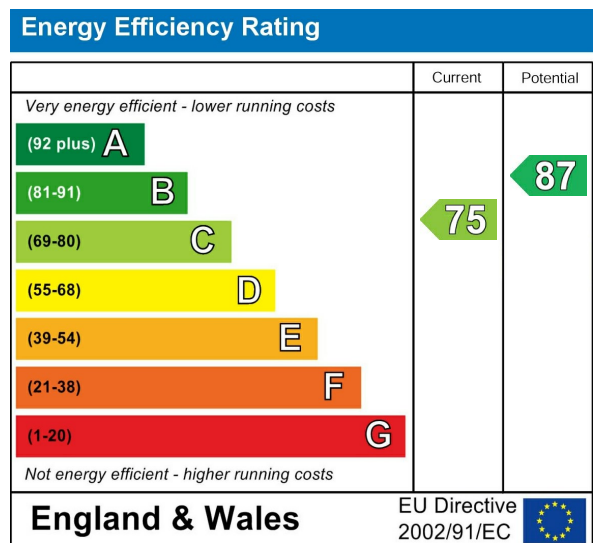
The property benefits from mains gas, electricity and drainage.

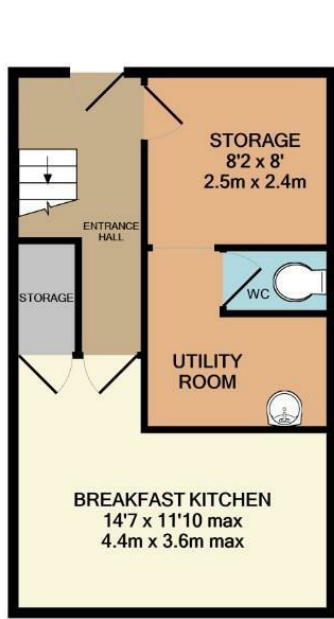
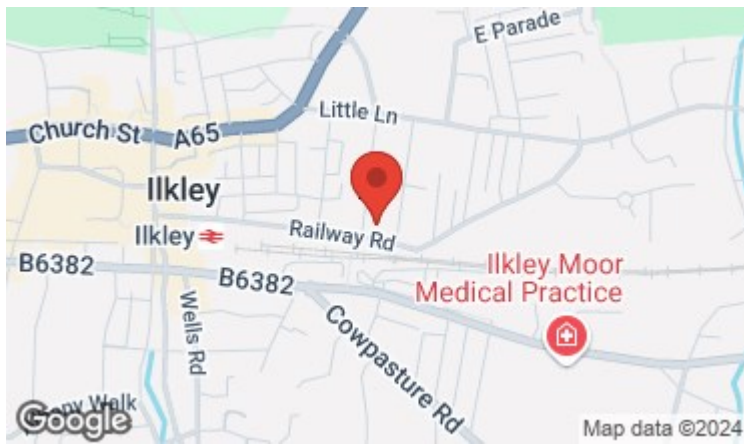
There is Ultrafast Fibre Broadband shown to be available to this property.

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

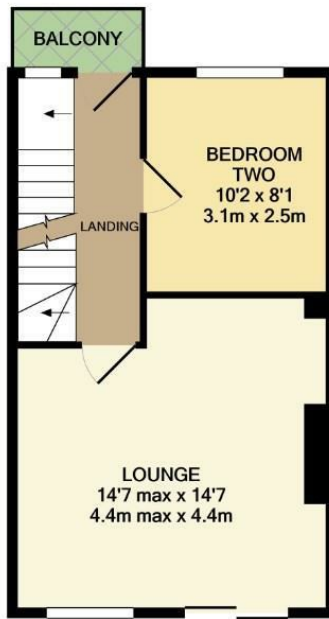


- ***No Onward Chain***
- Four Bedroom Mid Townhouse
- Neutral Decor Throughout
- South Facing Patio Garden
- Breakfast Kitchen
- Separate Utility Area And Useful Store
- Off Road Parking
- Downstairs Cloakroom
- Walking Distance To Train Station And Town Centre
- Council Tax Band D

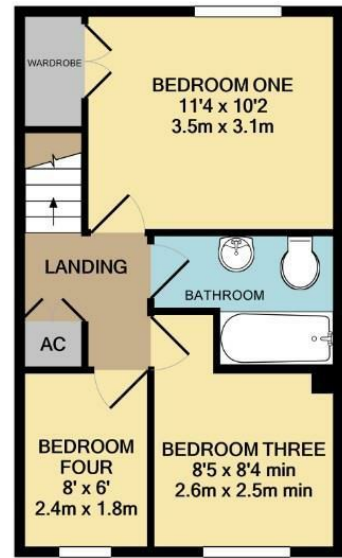




GROUND FLOOR
APPROX. FLOOR
AREA 362 SQ.FT.
(33.6 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 355 SQ.FT.
(32.9 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 360 SQ.FT.
(33.5 SQ.M.)



TOTAL APPROX. FLOOR AREA 1077 SQ.FT. (100.0 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.