

Harrison Robinson

Estate Agents



25 Wilmot Road, Ilkley, LS29 8HU

Price Guide £270,000

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GROUND FLOOR

Entrance Porch

A smart composite entrance door with obscure glazed panels and transom light opens into a small porch, ideal for hanging coats. Laminate flooring, a glazed door with transom light opens into:

Lounge

13'9" x 12'9" (4.2 x 3.9)

A good sized, light and airy lounge with attractive fireplace with tiled slips and hearth creating a lovely focal point. Double glazed window, radiator, cupboards to one alcove. Picture rail, coving. Door into:

Dining Room

10'5" x 9'2" (3.2 x 2.8)

A second reception room with space for a dining table or comfortable furniture, if desired. Double glazed window, radiator, laminate flooring. Useful, deep understairs cupboard. Door into kitchen and to the stairs leading to the first floor.

Kitchen

11'5" x 5'6" (3.5 x 1.7)

Fitted with a range of Shaker style base and wall units with worksurfaces over and tiled splashbacks. Electric oven with four ring gas hob and extractor over. Space and plumbing for a washing machine, dishwasher and further, undercounter appliances. Inset ceramic sink with traditional style mixer tap. Continuation of the laminate flooring, radiator, double glazed window to side elevation. A half glazed, uPVC door with obscure glazing leads out to the rear courtyard.

FIRST FLOOR

Landing

A newly carpeted, return staircase leads to the first floor of the property, where doors open into a double bedroom, the four-piece house bathroom and to stairs leading to the second floor of the property. Radiator.

Bedroom One

13'9" x 12'1" (4.2 x 3.7)

A generous double bedroom to the front elevation with double glazed window enjoying far reaching views. Fitted wardrobes, floorboards, radiator. Attractive, cast iron fireplace with stone hearth. Useful, understairs storage space with hanging rail.

Bathroom

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

A good sized, four-piece house bathroom with low level W.C., pedestal handbasin and claw foot bath with telephone style shower attachment. There is a separate shower cubicle with thermostatic shower, metro tiling to walls and glazed screen. Traditional style, heated towel rail, vinyl flooring, obscure double glazed window to rear. Cupboard housing the gas central heating boiler, wooden panelling to half height.

SECOND FLOOR

Bedroom Two

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

A newly carpeted staircase leads to a second double bedroom with Velux style window enjoying a view up to the iconic Cow and Calf Rocks, original cast iron fireplace, newly carpeted flooring and radiator. There is ample, boarded under eaves storage.

OUTSIDE

Courtyard Garden

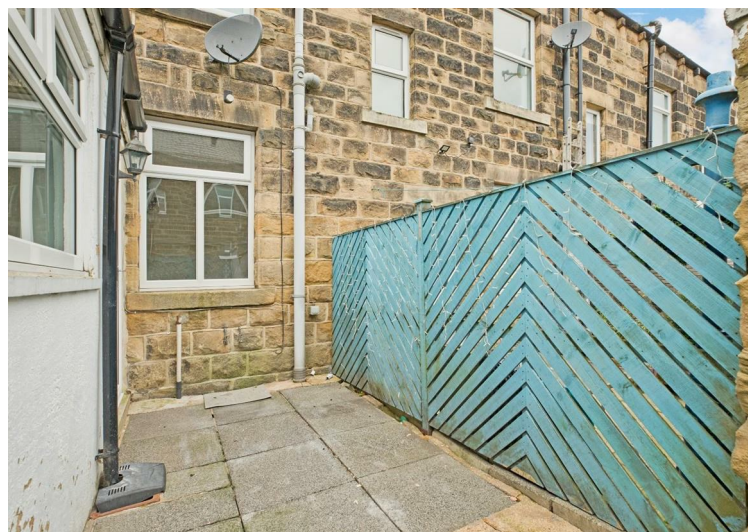
To the front the property enjoys a small paved area with low planters, a lovely spot to have a bistro set to enjoy the afternoon sun. The property benefits from a low maintenance, paved rear courtyard garden with smart fencing and covered area to the rear. A timber gate leads out to the quiet, rear access lane.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage. Ultrafast 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.

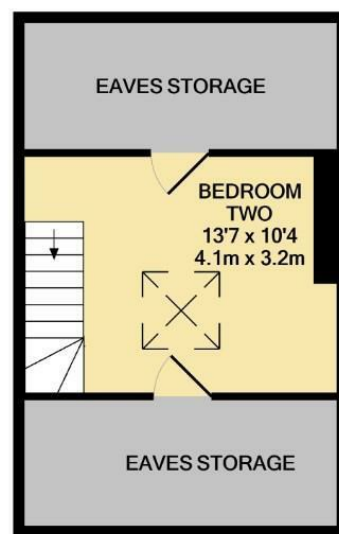
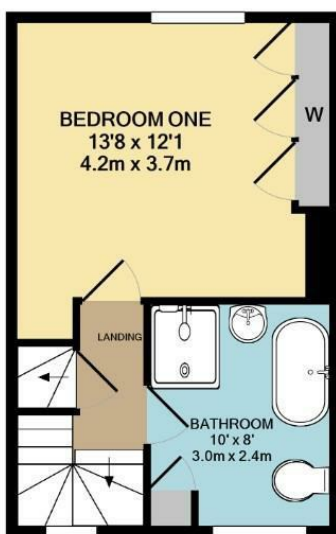
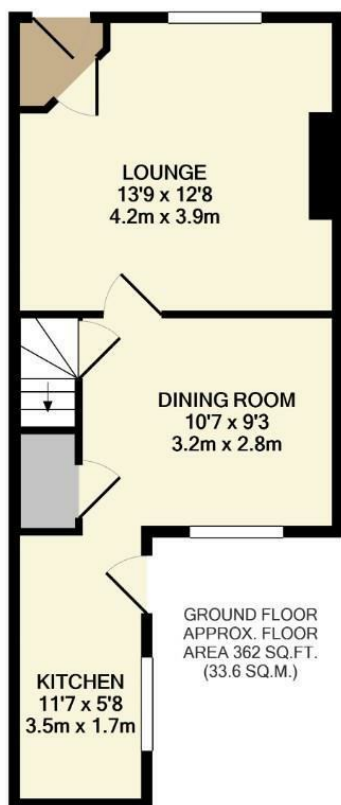
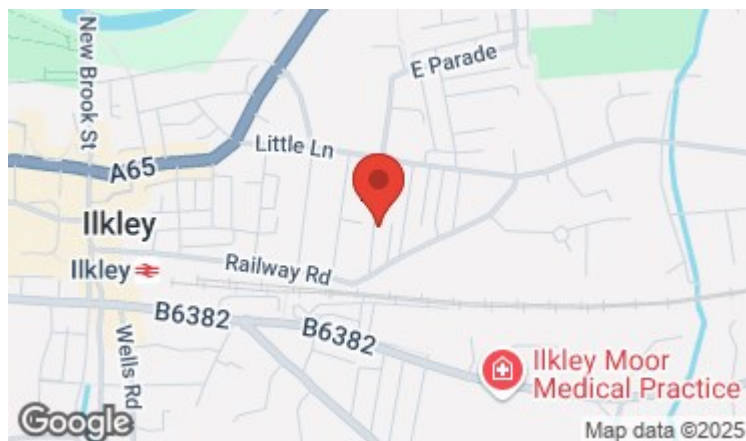
Tel: 01943 968 086



- ***No Onward Chain***
- Two Double Bedroom Mid Terraced House
- Well Presented Throughout
- Two Reception Rooms
- Four Piece House Bathroom
- Good Sized Bedrooms
- Low Maintenance Courtyard Garden
- Walking Distance To Central Ilkley
- Close To Train Station
- Council Tax Band B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



TOTAL APPROX. FLOOR AREA 954 SQ.FT. (88.6 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.

Ilkley 126 Bolling Road, West Yorkshire, LS29 8PN
Tel: 01943 968 086 | Email: info@harrisonrobinson.co.uk
www.harrisonrobinson.co.uk