

# Harrison Robinson

Estate Agents



**3 Morningson Road, Ilkley, LS29 8JA**

**£269,950**

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# 3 Mornington Road, Ilkley, LS29 8JA

## £269,950



### GROUND FLOOR

#### Lounge

14'5" x 13'9" (4.4 x 4.2)

A timber door with glazed panels opens into a spacious lounge with double glazed window, laminate flooring and wooden fireplace surround with marble hearth housing an electric fire. Radiator, fitted cupboards to one alcove, coving. A half glazed door leads into the kitchen, a second half glazed door opens to the staircase leading to the first floor of the property.

#### Kitchen

11'1" x 6'10" (3.4 x 2.1)

Fitted with a range of pale wood effect base and wall units with stainless steel handles and complementary worksurfaces and splashback. Electric oven, four ring gas hob with extractor over and space and plumbing for a washing machine. Stainless steel sink and drainer with chrome mixer tap beneath a double glazed window overlooking the west facing courtyard garden. Smart laminate flooring, radiator. A door opens to a most useful under stairs storage cupboard. Open to rear porch area with a half glazed timber door leading out to the courtyard garden. A door opens to:

#### Bathroom

A modern, three-piece house bathroom with low-level W.C., pedestal hand basin with chrome taps and panel bath with thermostatic shower. Attractive, neutral wall tiling, tile effect vinyl flooring. Obscure, double glazed window, radiator.

### FIRST FLOOR

#### Landing

A return, carpeted staircase with handrail leads to the first floor landing, where doors open into two bedrooms and a staircase leading to the second floor bedroom. Carpeted flooring, picture rail, radiator. A double glazed window to the rear allows natural light.

#### Bedroom One

14'5" x 10'9" (4.4 x 3.3)

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

#### Bedroom Three

9'10" x 8'10" (3.0 x 2.7)

A small double bedroom or large single to the rear of the property with carpeted flooring, double glazed window and radiator.

### SECOND FLOOR

#### Bedroom Two

14'5" x 14'1" (4.4 x 4.3)

A carpeted staircase with handrail leads to a generously proportioned double bedroom with carpeted flooring, radiator and double glazed dormer window enjoying delightful, long distance views.

### OUTSIDE

#### Courtyard Garden

A smart, west facing courtyard garden with space for a bistro set and flowering pots. Fencing and stone walling maintain privacy. A timber gate leads to the rear access lane.

#### Parking

There is on street residents' permit parking on Mornington Road.

### UTILITIES AND SERVICES


The property benefits from mains drainage, gas and electricity. The Ofcom website shows that Ultrafast Fibre broadband is available to the property.

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

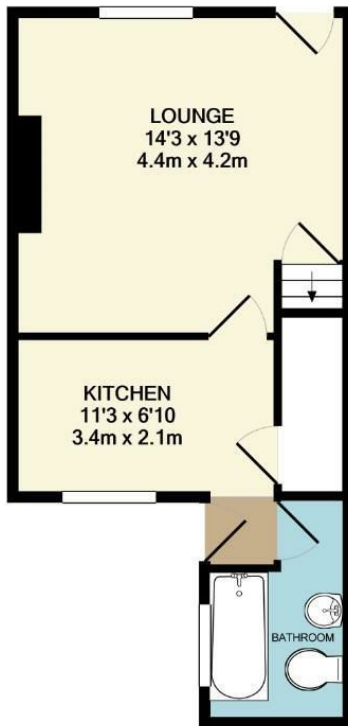


- \*\*\*No Onward Chain\*\*\*
- Three Bedroom Mid Terraced House
- Modern Three Piece House Bathroom
- Spacious Lounge
- Modern Fitted Kitchen
- West Facing Courtyard Garden
- Walking Distance To Train Station And Central Ilkley
- Great For First Time Buyers And Downsizers
- Council Tax Band B

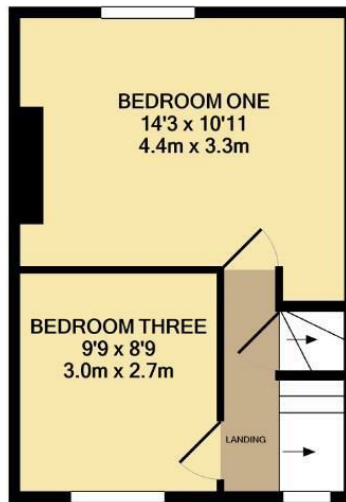
#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

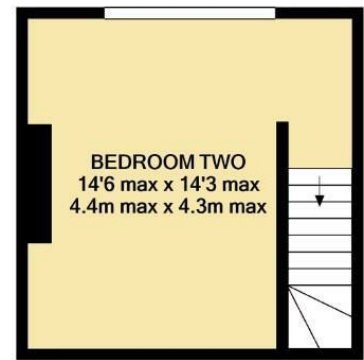




GROUND FLOOR  
APPROX. FLOOR  
AREA 346 SQ.FT.  
(32.1 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 287 SQ.FT.  
(26.7 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 201 SQ.FT.  
(18.6 SQ.M.)

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TOTAL APPROX. FLOOR AREA 834 SQ.FT. (77.5 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



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