

Harrison Robinson

Estate Agents



45 Mornington Road, Ilkley, LS29 8JA

Price Guide £318,500

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GROUND FLOOR

Lounge

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

A smart composite door with obscure glazed panels opens into a generously proportioned lounge with smart laminate flooring, traditional style radiator and double glazed window to the front elevation. A log burning stove with exposed brick and attractive tiled hearth creates a fabulous focal point to the room. Fitted cupboard to one alcove, picture rail, coving. A door opens into the beautiful, extended dining kitchen and to the staircase leading to the first floor of the property.

Living Dining Kitchen

16'4" x 12'9" (5.0 x 3.9)

A beautifully presented, extended living dining kitchen to the rear of the property fitted with a range of soft grey Shaker style cabinetry with stainless steel door knobs and Quartz effect worksurfaces (incorporating a handy breakfast bar) and upstands incorporating a range of integrated appliances, including fridge freezer, electric oven, microwave, washing machine and four ring induction hob. A one and a half bowl inset sink with chrome mixer tap with attractive tiling to splashback. Large, stone effect floor tiling, ample room for comfortable furniture and a family dining table. Grey, double glazed bifolding doors lead out to the patio area. Two, contemporary style radiators, cupboard housing the gas central heating boiler. A deep, walk-in under stairs cupboard provides excellent storage.

FIRST FLOOR

Landing

A carpeted staircase with handrail and double glazed window to the rear leads to the first floor landing. Doors open into a beautifully presented, four-piece bathroom, a great double bedroom to the front elevation and to the staircase leading to a double bedroom on the second floor.

Bedroom One

14'1" x 10'9" (4.3 x 3.3)

A generously proportioned double bedroom to the front of the property with carpeted flooring, double glazed window and

traditional style radiator. Original, cast-iron fireplace, ample room for bedroom furniture.

Bathroom

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

A beautifully presented, contemporary styled, four-piece house bathroom with low-level W.C. with concealed cistern, handbasin with black waterfall tap set in a bespoke vanity cupboard and freestanding claw foot bath with freestanding black mixer tap and shower attachment. There is a large, separate shower cubicle with black drench shower plus additional attachment and glazed screen. White Metro tiling to walls, extractor, traditional style radiator, attractive floor tiling. Traditional style, black and chrome, heated towel rail, obscure, double glazed window to rear, downlighting.

SECOND FLOOR

Bedroom Two

14'1" x 11'5" (4.3 x 3.5)

A return, carpeted staircase with handrail and metal balustrading leads to a good sized double bedroom on the second floor of the property. Carpeted flooring, radiator and Velux. A hatch gives access to a large, under eaves boarded and carpeted storage area.

OUTSIDE

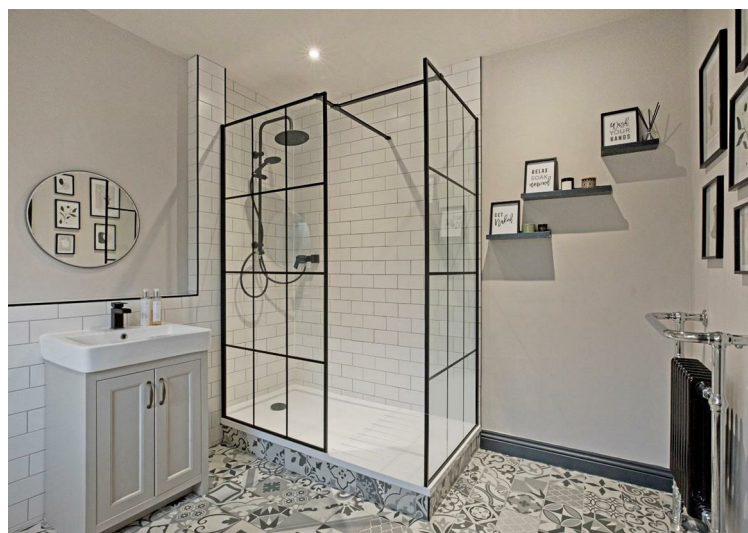
Courtyard Garden

To the rear of the property there is a small, paved West facing courtyard area with room for outdoor furniture. A stone wall provides privacy.

UTILITIES AND SERVICES

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

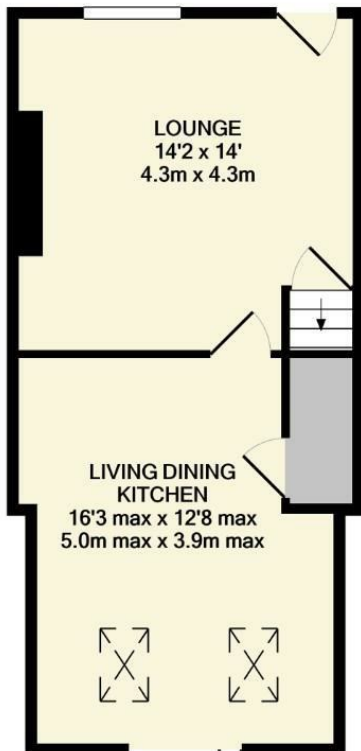
Please visit the Mobile and Broadband Checker Ofcom website to check broadband speeds and mobile 'phone coverage.



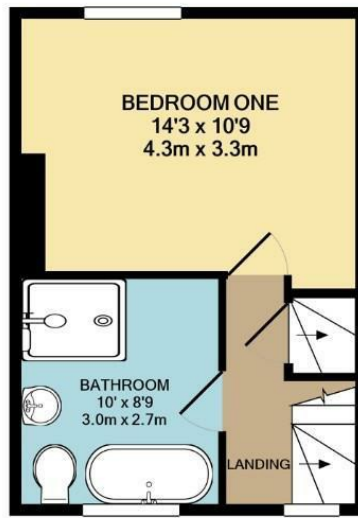
- Extended Two Bedroom Mid Terrace
- Beautifully Presented Throughout
- Fabulous New Living Dining Kitchen
- Newly Installed Immaculate Four Piece Bathroom
- West Facing Paved Outdoor Area
- Spacious Lounge With Log Burning Stove
- Highly Convenient Central Ilkley Location
- Walking Distance To Train Station
- Close To Excellent Schools
- Council Tax Band B

Energy Efficiency Rating

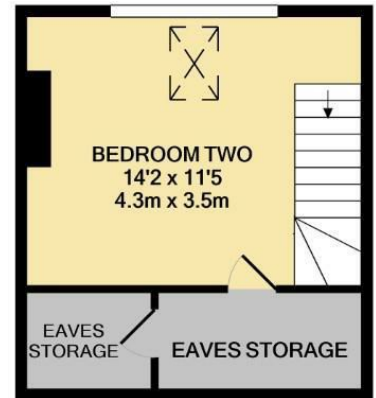
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
APPROX. FLOOR
AREA 407 SQ.FT.
(37.8 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 284 SQ.FT.
(26.4 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 219 SQ.FT.
(20.3 SQ.M.)

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TOTAL APPROX. FLOOR AREA 910 SQ.FT. (84.5 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



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.

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