



Wellington Road | | Ilkley | LS29 8HR

£319,950

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5 Wellington Road |
Ilkley | LS29 8HR
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A smart stone built end of terrace property situated in a central Ilkley location a short walk to the amenities.

The property offers well proportioned accommodation laid out over three floors and briefly comprises a welcoming entrance hall with a slate tiled floor, cosy sitting room, dining kitchen with plenty of space for a dining table and chairs, cellars off, useful inner hallway and door to the rear garden. To the first floor there are two double bedrooms and a family bathroom. To the second floor there is a spacious bedroom with a large dormer window taking in the views towards Ilkley Moor and the Cow and Calf. Externally the property has a neat low maintenance enclosed rear garden area.

- Stone terrace with an end position
- West facing courtyard garden
- Dining Kitchen
- Three double bedrooms
- Central Ilkley location
- Council tax band B

Entrance hall

With a composite door leading to the entrance hall area, with a slate tiled floor and cornice to the ceiling.

Sitting Room

13'06 x 12'0 (4.11m x 3.66m)

Having a window to the front elevation, exposed floorboards, fire place opening with a stone hearth and electric mock wood burned inset with a wooden mantel over. Picture rail and cornice to the ceiling.

Dining Kitchen

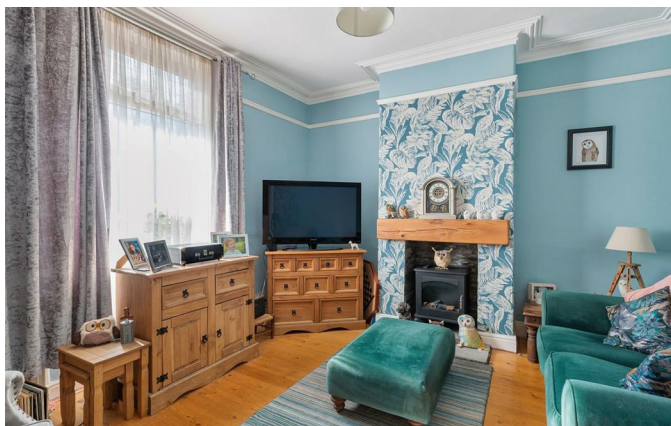
13'01 x 12'08 (3.99m x 3.86m)

Having a range of wall and base units with coordinating work tops and tiling to the splash areas, Neff oven, hob and extractor hood over. Two windows to the side elevation, spotlights to the ceiling and a large double cupboard housing the boiler. Plumbing and space for a washing machine

Cellar

14'01 x 3'10 (4.29m x 1.17m)

With a stone floor.



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Rear entrance hall

21'07 x 2'05 (6.58m x 0.74m)

With a tiled floor, useful shelving, window to the side elevation and a door to the rear.

Stairs to the first floor

Bedroom One

12'04 x 7'09 (3.76m x 2.36m)

A window to the front elevation and a picture rail.

Bedroom Two

12'01 x 9'00 (3.68m x 2.74m)

A window to the front elevation and a picture rail.

Bathroom

13'03 x 11'08 (4.04m x 3.56m)

Having a large walk in shower with single glass screen, pedestal wash basin, WC, panelled bath, WC and tiling to the splash areas. Two window to the side elevation, spotlights to the ceiling

Stairs to the second floor

Bedroom Three

18'08 x 15'08 (5.69m x 4.78m)

A well proportioned, overall bedrooms with a large dormer window to the front elevation with views towards the Cow and Calf rocks. Exposed floorboards.

Garden

A West facing enclosed courtyard garden with walls and fence, stone flagged patio, raised flower beds and two garden sheds.

Ilkley

Voted The Sunday Times Best Place to Live in the UK 2022, Ilkley is renowned for its top schools, interesting independent shops and restaurants, its spectacular scenery and convenient rail links. Sports clubs offer excellent opportunities for young people and an energetic community spirit is at the heart of the town's high repute. Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley offers stunning natural beauty whilst still being a convenient base for the Leeds/Bradford/London commuter.

Council Tax

City of Bradford Metropolitan District Council Tax Band

Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.





TOTAL FLOOR AREA : 1370sq.ft. (127.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			81
(91-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(14-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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