



Wellington Road, Ilkley
Asking Price: £215,000

DaleEddison
Estate Agents & Chartered Surveyors
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35 Wellington Road

Ilkley

LS29 8HR

A BEAUTIFULLY PRESENTED STONE BUILT PROPERTY ARRANGED OVER THREE FLOORS OFFERING CHARACTERFUL TWO BEDROOMED ACCOMMODATION WITH A DELIGHTFUL WEST FACING REAR GARDEN

This impressive property offers beautifully presented accommodation and occupies a very convenient setting within a short walk of local amenities and train station. The property comprises a light and airy sitting room with a log burning stove and kitchen to the ground floor, with a useful storage basement. There is a splendid bedroom with a cast iron fireplace and generous bathroom to the first floor, whilst to the second floor there is a spacious bedroom with views over Ilkley towards the moors. Outside to the rear of the property is the west facing garden creating a lovely outdoor sitting/relaxing space.



Ilkley town centre offers an excellent range of high class shops, restaurants, cafes and everyday amenities including two supermarkets, health centre, playhouse and library. The town benefits from high achieving schools for all ages including Ilkley Grammar School. There are good sporting and recreational facilities. Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley is regarded as an ideal base for the Leeds/Bradford commuter. A regular train service runs from the town to both cities.

The characterful accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING, HIGH CEILINGS, INTERNAL STRIPPED PINE DOORS and with approximate room sizes comprises:

GROUND FLOOR

SITING ROOM 14' 0" x 13' 10" (4.27m x 4.22m) An attractive sitting room with a log burning stove on a stone tiled hearth. Recessed floor to ceiling pine fronted store cupboards. Window to the front elevation with fitted shutters. Arched recess. Entrance door with light over. Door to the basement area.

KITCHEN 12' 7" x 7' 8" (3.84m x 2.34m) Fitted with a range of base and wall units with coordinating work surfaces having an inset one and a half bowl stainless steel sink unit with mixer tap. Tiled splash backs. Indesit single oven. Four ring gas hob with a stainless steel splash back and a stainless steel hood over. Plumbing for a dishwasher. Space for an under the counter fridge. Stone flagged floor. Window overlooking the rear garden. Stable door to the rear.

LOWER GROUND FLOOR

BASEMENT A useful L shaped basement. Light and power. Stone slab.

FIRST FLOOR

LANDING Stairs to the second floor.

BEDROOM ONE 15' 6" x 11' 0" (4.72m x 3.35m) A delightful bedroom with a cast iron fireplace. Ceiling cornice. Polished wood flooring. Window to the front elevation.

BATHROOM A stunning bathroom fitted with a white suite comprising a panelled bath and hand held shower attachment, shower stall, pedestal wash basin and low suite w.c. Cupboard housing the Vaillant gas fired central heating boiler. Heated towel rail. Dado with panelling below. Low voltage lighting. Window to the rear elevation.

SECOND FLOOR

ATTIC BEDROOM 15' 8" x 14' 0" (4.78m x 4.27m) A light and airy bedroom offering generous accommodation with dormer window to the front elevation with views over Ilkley towards the moors. Exposed purlins. Under eaves storage.

OUTSIDE

STONE STORE To the rear of the property there is a stone built store with plumbing for an automatic washing machine.

REAR GARDEN To the rear of the property there is a delightful west facing enclosed garden creating a super relaxing area. Lawned area edged by well stocked borders, decked seating area and flagged patio.

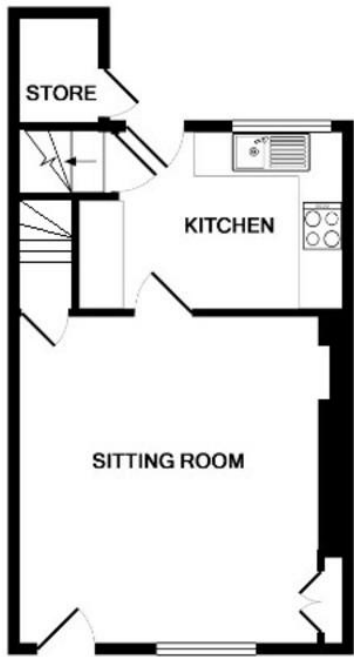
PLEASE NOTE The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

GENERAL 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.

VIEWING ARRANGEMENT Strictly by prior appointment with Dale Eddison's Ilkley office. Telephone 01943 817642.

TENURE We are informed by our clients that the property is freehold.

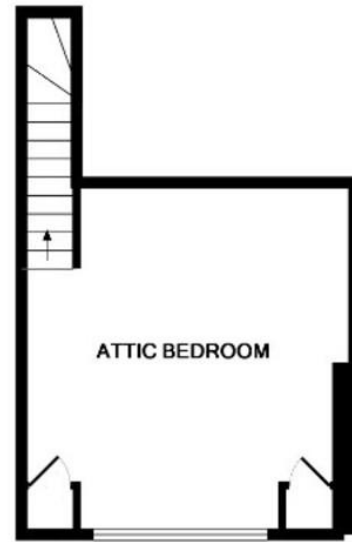




GROUND FLOOR



FIRST FLOOR

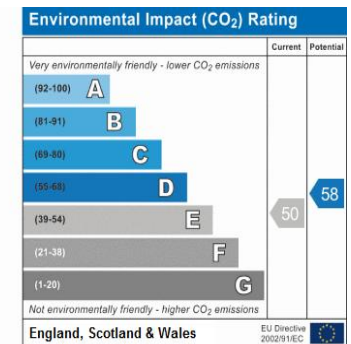
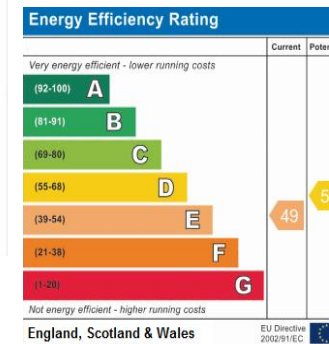


SECOND FLOOR

35 Wellington Road

This plan is for reference only and is in accordance with PMA guidelines. It is not to scale and all measurements are approximate. Fixtures and fittings are for illustrative purposes only and do not form part of a contract.
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LOCATION From Dale Eddison's Ilkley Office, proceed down Brook Street and take the first turning right into Railway Road. Continue for about 400 metres. Wellington Road is the third turning on the left hand side. Number 35 is located on the left hand side and can be identified by the Dale Eddison 'For Sale' board.



Dale Eddison
15 The Grove
Ilkley LS29 9LW

T: 01943 817642
E: ilkley@daleeddison.co.uk
W: www.daleeddison.co.uk

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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.