



Wellington Road, Ilkley
Asking Price: £234,500

DaleEddison
Estate Agents & Chartered Surveyors
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10a Wellington Road Ilkley LS29 8HR

A MODERN STONE BUILT THREE BEDROOMED TERRACE PROPERTY WITH AN ENCLOSED GARDEN AND GARAGE, BEING ONLY A SHORT STROLL FROM THE TOWN CENTRE

A smartly presented three bedroomed mid terrace property offering well proportioned accommodation located in a popular residential area. The light and airy accommodation comprises an entrance vestibule, sitting room, kitchen and adjoining dining area with French doors to the garden, master bedroom with en-suite shower room, two further good sized bedrooms and a modern house bathroom. Outside there is a single garage. To the rear of the property there is a delightful enclosed garden with a flagged patio, decked area, pebbled areas and raised borders.



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 smartly presented accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes comprises:

GROUND FLOOR

ENTRANCE VESTIBULE 4' 10" Maximum x 3' 5" (1.47m x 1.04m)

SITTING ROOM 16' 11" x 11' 6" (5.16m x 3.51m) A delightful reception room with a window to the front elevation. Ceiling cornice. Stairs to the first floor.

DINING ROOM 10' 5" x 9' 6" (3.18m x 2.9m) A light and airy dining room with French doors leading to the rear garden. Ceiling cornice. Oak laminate flooring. Archway leading to:

KITCHEN 10' 2" x 9' 5" (3.1m x 2.87m) Fitted with a range of base and wall units, coordinating work surfaces and an inset stainless steel sink unit and mixer tap. Glass display cupboard and pan drawers. Diplomat oven, four ring gas hob with a hood over. Integrated fridge and freezer. Plumbing for an automatic washing machine. Window overlooking the rear garden. Door leading to the garden.

FIRST FLOOR

LANDING A generous landing with ladder access to the boarded roof void with light. Storage cupboard.

MASTER BEDROOM 11' 3" Maximum x 11' 3" (3.43m x 3.43m) Window to the front elevation.

EN-SUITE SHOWER ROOM Fitted with a modern white suite comprising a shower stall with Redring shower, wall mounted wash basin and low suite w.c. Shaver point.

BEDROOM TWO 12' 5" x 9' 5" (3.78m x 2.87m) Window to the rear elevation.

BEDROOM THREE 11' 3" x 9' 5" (3.43m x 2.87m) Window to the front elevation.

HOUSE BATHROOM A generously proportioned bathroom fitted with a modern white suite comprising a panelled bath with hand held shower attachment, corner shower cubicle, pedestal wash basin and low suite w.c. Part tiled walls. Shaver point. Fitted cupboard. Window to the rear elevation. Laminate wood flooring.

OUTSIDE

INTEGRAL GARAGE 16' 4" x 8' 8" (4.98m x 2.64m) With an up and over door. Worcester gas fired central heating boiler.

GARDEN To the rear of the property there is a delightful enclosed garden with a flagged patio, decked and pebble areas. Raised flower beds and garden store.

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

TENURE We understand the tenure of the property is freehold.

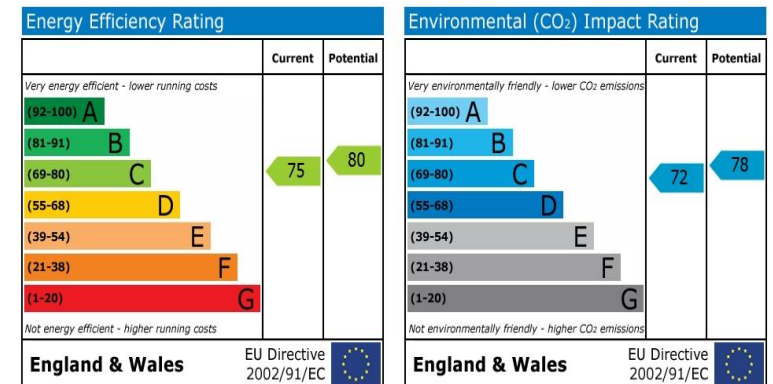
GENERAL The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

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

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. No. 10a is located on the right hand side and can be identified by the Dale Eddison 'For Sale' board.



Floor plan to follow.



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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.