



Wellington Road, Ilkley
No Chain: £229,950





12 Wellington Road

Ilkley

LS29 8HR

A CHARMING STONE BUILT TWO BEDROOM MID TERRACED PROPERTY SITUATED IN AN ENVIABLE LOCATION AND WITHIN WALKING DISTANCE TO TOWN AMENITIES

Located on the ever-popular Wellington Road, number 12 offers well proportioned accommodation throughout. The property comprises a kitchen with stairs leading to a useful cellar and sizeable sitting room to the ground floor whilst at first floor level there is a generous double bedroom and house bathroom. The accommodation is completed on the second floor with a second bedroom with large domer window having views towards Ilkley Moor. To the rear of the property is a lovely enclosed garden, perfect for Al Fresco dining.

Ilkley town centre offers an excellent range of high class shops, restaurants, cafes and everyday amenities including two supermarkets, health centre, boutique cinema, 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 accommodation has **GAS FIRED CENTRAL HEATING** and **SEALED UNIT DOUBLE GLAZING** and with approximate room sizes, comprises:-

GROUND FLOOR

KITCHEN 12' 7" x 8' 3" (3.84m x 2.51m) Accessed via a partially glazed entrance door and comprising a range of base and wall units with coordinating work surfaces and an inset stainless steel sink. Appliances include a four ring gas hob with hood over, oven and space for an under counter fridge. Window to the front elevation. Door leading to:



CELLAR 16' 5" x 10' 9" Max (5m x 3.28m) A useful cellar with three storage areas.

SITTING ROOM 12' 11" x 12' 3" (3.94m x 3.73m) A sizeable sitting room with wood effect flooring. Window and partially glazed door leading to the rear enclosed garden. Stairs leading to:

FIRST FLOOR

LANDING With a useful storage cupboard and under stair storage space.

BEDROOM ONE 12' 2" x 10' 9" (3.71m x 3.28m) A generous double bedroom with a window to the rear overlooking the garden and far reaching views towards Askwith.

BATHROOM A white suite comprising a panelled bath with hand held shower over, tiled shower cubicle, low suite w.c. and hand wash basin with cupboards and drawers beneath. Cupboard housing the Logic gas fired central heating boiler. Tiling to the floor and part tiling to the walls. Window to the front elevation.

SECOND FLOOR

BEDROOM TWO 14' 10" x 12' 4" (4.52m x 3.76m) A light and airy second bedroom with a large dormer window to the rear showing views towards Ilkley Moors. Eaves storage.

OUTSIDE To the rear of the property is an enclosed south-east facing and low maintenance garden, perfect for Al Fresco dining.

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

Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We request that all viewers wear gloves and a face covering. If this is not possible please advise our staff prior to the viewing appointment.

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.

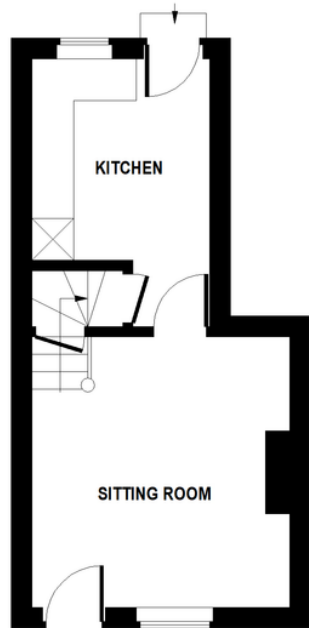
TENURE We understand the property to be Freehold.

LOCATION From Dale Eddison's Ilkley office proceed down Brook Street and take the first right hand turning into Railway Road and continue for approximately a quarter of a mile. Wellington Road is the fourth turning on the left hand side. Number 12 can be found on the right hand side and will be marked by a Dale Eddison for sale board.

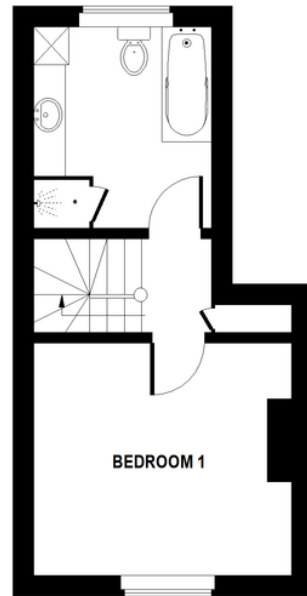
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017 Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

FINANCIAL SERVICES Dale Eddison Limited and Linley and Simpson Sales Limited are Introducer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. You can decide whether you choose to deal with Mortgage Advice Bureau Limited. Should you decide to use Mortgage Advice Bureau Limited, Linley and Simpson Sales Limited will receive a payment of £347.50 from Mortgage Advice Bureau Limited for recommending you to them.



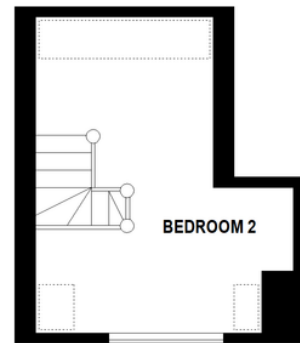


GROUND FLOOR



FIRST FLOOR

= REDUCED HEADROOM BELOW 1.5 M / 5'0



SECOND FLOOR



12 WELLINGTON ROAD

APPROXIMATE GROSS INTERNAL AREA
63.6 SQ M / 684 SQ FT

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. (ID 763577)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | | |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

**Dale
Eddison**

ILKLEY OFFICE

15 The Grove
Ilkley
LS29 9LW
01943 817642
ilkley@daleeddison.co.uk

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.