

Harrison Robinson

Estate Agents



6 Wilmot Road, Ilkley, LS29 8HU

Guide Price £265,000

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GROUND FLOOR

Kitchen

11'11" x 5'6" (3.65 x 1.70)

Very well presented with a range of grey, Shaker style cabinetry with stainless steel handles, complementary worksurfaces and attractive metro tiling to splashbacks. Appliances include electric oven, four ring gas hob with stainless steel extractor over, microwave, fridge freezer, and washer dryer. A Velux allows natural light and the high ceiling adds to the feeling of space. Contemporary style, vertical radiator, recessed ceiling lights, two double glazed windows enjoy a lovely view over the garden. A part glazed, composite, stable door leads out to the garden.

Lounge / Dining Room

16'2" x 11'8" (4.94 x 3.58)

A lovely, comfortable lounge with high quality, wood effect laminate flooring, radiator and double glazed window. A multi-fuel stove set on a stone hearth with timber lintel over is an attractive, focal feature to this room. Recessed ceiling lights, ample room for comfortable furniture and a dining table. Deep understairs storage cupboard, carpeted staircase leading to the first floor.

FIRST FLOOR

Landing

A carpeted staircase with handrail and white timber balustrading leads to the first floor of the property, where doors open from the landing into a double bedroom and the well presented house bathroom. A further door gives access to a staircase leading to the second floor master bedroom. Carpeted flooring, radiator, recessed ceiling lights.

Bedroom Two

10'7" x 8'1" (3.23 x 2.48)

A double bedroom to the front of the house with carpeted flooring, radiator and double glazed window overlooking the garden.

Bathroom

Well presented with low-level W.C., pedestal handbasin with

traditional style, chrome mixer tap and panel bath with traditional style, thermostatic drench shower and mixer tap. Attractive, white wall tiling, complementary, slate effect floor tiles, recessed ceiling lights, chrome, ladder style, heated towel rail. Obscure, double glazed window.

SECOND FLOOR

Bedroom One

16'2" x 11'8" (4.94 x 3.58)

A carpeted staircase with handrail leads to a beautifully presented, spacious double bedroom with carpeted flooring, radiator and Velux with fitted blind enjoying some lovely, long-distance, countryside views. Hanging rails and shelving to one alcove, exposed beams, recessed ceiling lights.

OUTSIDE

Private Garden

A charming, private garden with area of level lawn, gravelled seating area, attractive planting to borders and smart, recently installed fencing maintaining privacy. This is a delightful, quiet spot, which enjoys a good amount of sunshine throughout the day.

Private Parking

The property benefits from one, private, off road parking space next to the garden gate. In addition, there is residents' parking with a permit on Wilmot road.


UTILITIES AND SERVICES

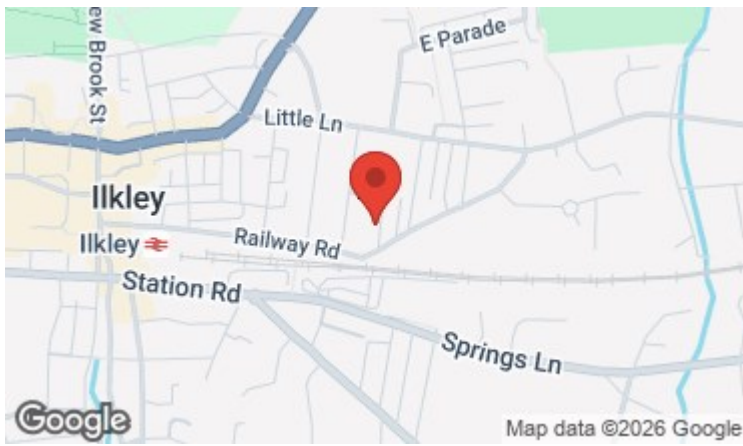
The property benefits from mains gas, electricity and drainage. There is Ultrafast Fibre Broadband shown to be available to this property.

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

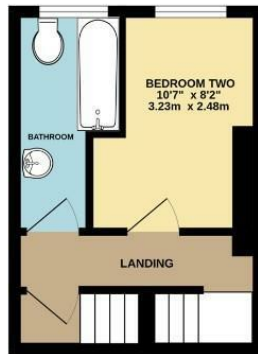


- Two Double Bedroom Mid Terraced Property
- Smartly Presented Kitchen With Integrated Appliances
- Lounge With Multi Fuel Stove
- Modern Three Piece House Bathroom
- Spacious Master Bedroom With Exposed Beams
- Charming Private Garden With Lawn And Seating Area
- Countryside Views
- Walking Distance To Train Station
- Close To Central Ilkley Amenities
- Council Tax Band B / EPC Rating TBC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(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 252 SQ.FT.
(23.4 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 184 SQ.FT.
(17.1 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 184 SQ.FT.
(17.1 SQ.M.)



TOTAL APPROX. FLOOR AREA 620 SQ.FT. (57.6 SQ.M.)

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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.