

# HarrisonRobinson

Estate Agents



39 Wellington Road, ILKLEY, LS29 8HR

**£339,950**

- Four Bedroom Terrace
- Open Plan Living Kitchen With LBS
- Landscaped Private Garden
- Master Bedroom With Separate Dressing Area
- Useful Cellar Space
- Covered Outside Storage & Bike Store
- Close To Ilkley Centre & Station
- Early Viewing Essential

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126 Bolling Road, Ben Rhydding, Ilkley, West Yorkshire. LS29 8PN

## 39 Wellington Road, ILKLEY, LS29 8HR



Harrison Robinson is delighted to offer this quintessentially 'shabby chic' four-bedroom terrace home located within this highly regarded area of Ilkley within easy walking distance of all its many amenities and you will want to be amongst the first to view! This most charming, four-bedroom home has been carefully conceived in every detail to create an eclectic mix of stylish retro and the traditional. One enters through the half-glazed timber, front door into a spacious, open plan living area. Light floods in through a Velux rooflight and glazed timber, French doors opening to the rear garden. One can immediately see this area has been conceived with friendship and entertaining in mind. One's eyes are immediately drawn to the Morso cast-iron, multi-fuel stove standing in a gloss tiled hearth. The flooring is reclaimed, solid mahogany from a school gym (which brought back many memories) and a large central island with solid wooden surface is just perfect for entertaining. The kitchen is an unfitted, fitted kitchen, that has a wonderful style of its own with integrated oven and hob and brick effect, white tiling to the splashback. The windows throughout have been updated to solid, timber, double-glazed. The doors are reclaimed 1930's, painted, solid pine. A door gives access to a useful cellar area. A most useful addition is a spacious porch area with coir matting - an ideal space to hang up coats and kick off shoes and boots after a long walk. Stairs lead to the first floor where you find three good-sized bedrooms and a house bathroom. A further flight of stairs leads up to a spacious master bedroom with Velux roof light. A tremendous feature is a further room with Velux window presently used as a dressing room but benefits from plumbing to convert into a spacious en-suite or would make a great nursery.

To the rear is a charming, landscaped garden laid to Yorkshire stone flags and an area of lawn, ideal for relaxing in the afternoon and evening sun or just having a great time with friends. There is external access via the alleyway.

This is an absolute gem of a home, the like of which rarely comes to market and is ideal for those who are looking for a flexible, family home bursting with character, so if you enjoy the Café society that Ilkley has to offer right on your doorstep, this property is the perfect, 'just walk in and put the kettle on' home and an early viewing is highly recommended.

The delightfully presented accommodation with GAS FIRED CENTRAL HEATING, TIMBER FRAMED, SASH, SEALED UNIT DOUBLE GLAZING and with approximate room sizes comprises:

## Ground Floor

The property has benefitted from having been re-roofed and insulated in 2008, re-plastered, had new windows fitted throughout and new floor joists and insulation to the flying freehold above the alleyway to the rear.

### Lounge/Dining/Kitchen

4.50m x 4.30m (14' 9" x 14' 1") Plus 4.60m x 4.10m (15' 1" x 13' 5")

One enters the spacious, living dining kitchen through a half-glazed, timber door. One is immediately immersed in the wonderful 'Skandi' style of this charming room, creating a most relaxing atmosphere. A modern, Morso, multi-fuel, cast iron stove stands on a stone hearth with gloss, grey, brick effect tiling to the fire back. The flooring is reclaimed, stripped, mahogany from a school gym and the unfitted kitchen area with large centre island with solid, wooden surface is a delight; one just knows this is a great entertaining space. Fitted with a range of gloss, white, 'Shaker' style kitchen units with feature display cupboards. Wood effect, laminate worksurfaces incorporate a stainless-steel sink with chrome taps with gloss white, brick effect tiling to the splashback. Integrated stainless-steel oven and black, ceramic hob with curved, stainless-steel extractor over. Double-glazed, timber framed French doors afford ample natural light and provide direct access to the rear garden. A door opens into:

### Rear Porch

This rear porch is so very useful with coir matting and shelves and hooks create an organised spot for shoes and coats. A half-glazed timber door opens to the garden.

## Lower Ground Floor

### Cellar

A doorway from the kitchen gives access to a flight of stone steps leading down to an 'L' shaped cellar.

## First Floor

### Landing

Carpeted stairs from the kitchen lead up to the landing, which benefits from a double-glazed window to the rear. Carpeted flooring and radiator.

### Bedroom Two

4.80m x 3.30m (15' 9" x 10' 10")

A bright and spacious, double bedroom with timber framed, double-glazed window to the front elevation. Vinyl flooring and radiator.

### Bedroom Three

3.00m x 2.30m (9' 10" x 7' 7")

A further double bedroom overlooking the rear garden with timber framed, double-glazed, sash window and radiator.

### Bedroom Four

3.30m x 2.20m (10' 10" x 7' 3")

A single bedroom to the front elevation with painted, original flooring and radiator.

## House Bathroom

A good-sized house bathroom comprising a panel bath with wall mounted, mixer tap and mains thermostatic shower over, fully tiled to the bath area with white, gloss, brick effect tiling, a traditional styled, pedestal wash basin and low-level w/c. Double-glazed, timber framed window with obscure glass to the rear elevation. A pine cupboard provides space and plumbing for a washing machine. Black and white, checked, vinyl flooring.

## Second Floor

### Master Bedroom

6.30m x 4.30m (20' 8" x 14' 1") Max

Stairs lead up to an absolute haven of peace and calm, the master bedroom has a vaulted ceiling with exposed beams, which adds to the tremendous feeling of space. Light floods in through a double-glazed, Velux window to the front. Vinyl flooring and radiator. Ample space for a wardrobe. A door gives access to:

### Dressing Room

6.50m x 2.20m (21' 4" x 7' 3")

A further door leads into another large room with Velux window presently used as a dressing room, although it could be used as a nursery. We understand there is plumbing available lending itself to conversion into an en-suite.

## Outside

### Garden

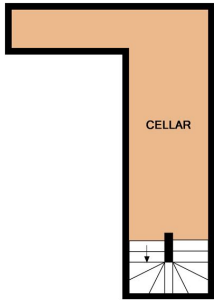
To the rear of the property is the jewel in the crown, a delightful, generous, cottage garden has created a wonderful, Yorkshire stone patio area in which to sit and relax or entertain friends in the afternoon and evening sunshine. Further space has been allocated to a shed and a timber child's climbing den. Bounded by well stocked borders and a low fence with a gate giving direct access to:

Alleyway

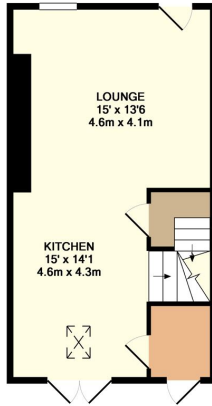
Between the two neighbouring properties is an alley way with flying freehold above, which has been insulated and resealed with Kingspan. The alley below has original, cobble stones and our clients have created two timber storage sheds and a covered bike store. This gives direct access to the rear of the properties.

# £339,950

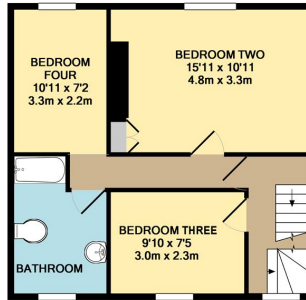
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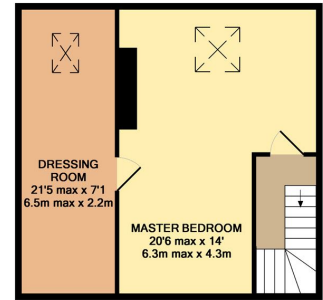
CELLAR  
APPROX. FLOOR  
AREA 164 SQ.FT.  
(15.2 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 388 SQ.FT.  
(37.0 SQ.M.)



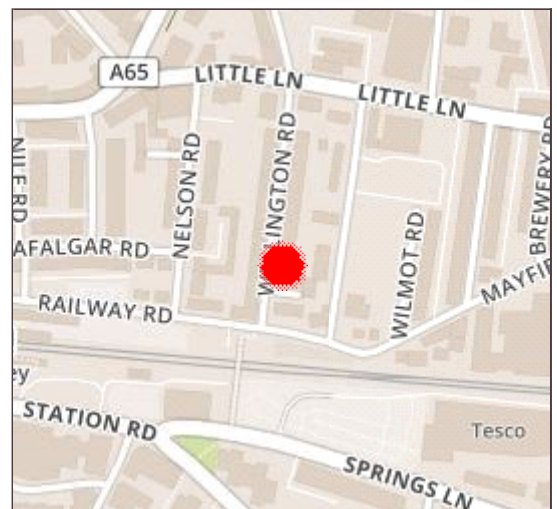
FIRST FLOOR  
APPROX. FLOOR  
AREA 468 SQ.FT.  
(43.4 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 467 SQ.FT.  
(43.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1497 SQ.FT. (139.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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