

Harrison Robinson

Estate Agents



5 Wilmot Road, Ilkley, LS29 8HU

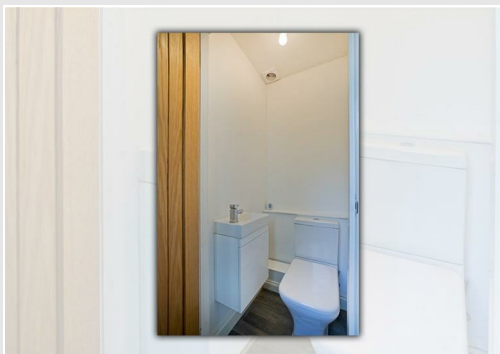
Guide Price £285,000

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GROUND FLOOR

Entrance Porch

A half glazed, uPVC entrance door with double glazed windows opens into a most useful entrance porch, ideal for storing shoes and boots. A timber door with obscure glazed panes opens into the lounge.

Lounge

13'5" x 12'7" (4.11 x 3.86)

A comfortable lounge to the front of the property with carpeted flooring, radiator and tall double glazed window allowing ample natural light. A door opens into the:

Dining Kitchen

10'4" x 8'11" (3.15 x 2.74)

A good sized, modern breakfast kitchen fitted with a range of white, high gloss cabinetry, complementary worksurfaces and white metro tiling to splashbacks. Appliances include a dishwasher, electric oven with four ring electric hob with extractor over and freestanding fridge freezer. Wood effect vinyl flooring, radiator, double glazed window to rear. Stainless steel sink and drainer with chrome mixer tap. There is room for a small dining table making this a most sociable space. A staircase leads to the first floor of the property, two doors open to the rear hall with access to the garden and there is a deep understairs storage cupboard.

Utility Room

6'7" x 6'4" (2.03 x 1.95)

A great room with space and plumbing for a washing machine and tumble dryer beneath a laminate worksurface. Continuation of the wood effect vinyl flooring, radiator, obscure, double glazed window. Wall mounted, gas central heating boiler.

Cloakroom / W.C

Well presented with low-level W.C. and wall mounted handbasin with chrome mixer tap set in a vanity cupboard. Extractor, continuation of the wood effect vinyl flooring.

FIRST FLOOR

Landing

A return, carpeted staircase leads to the first floor of the property, where doors open into two bedrooms and the house bathroom. A double glazed window to the rear of the house allows natural light. Useful, recessed storage cupboard. A door opens to a staircase leading to the top floor of the property.

Bedroom Two

13'6" x 8'11" (4.14 x 2.74)

A good sized double bedroom to the front of the house with carpeted flooring, radiator and double glazed window affording some lovely, long distance views.

Bedroom Three

7'8" x 6'9" (2.34 x 2.08)

A single bedroom to the rear of the house, currently arranged as a home office, with carpeted flooring, radiator and double glazed window to rear.

Bathroom

A modern, three-piece house bathroom with low-level W.C., pedestal handbasin with chrome waterfall tap and P shaped bath with thermostatic drench shower plus additional shower attachment, neutral wall tiling and glazed screen. Complementary floor tiles, extractor, recessed ceiling lights. Chrome, ladder style, heated towel rail.

SECOND FLOOR

Bedroom One

20'6" x 12'1" (6.25 x 3.70)

A return, carpeted staircase with glass balustrading at the top leads to a spacious double bedroom with carpeted flooring, radiator and double glazed window to rear enjoying a view up to Ilkley Moor and the iconic Cow and Calf rocks.

OUTSIDE

Courtyard Garden

To the rear of the house there is a low maintenance, courtyard garden with stone walling and fencing maintaining privacy. A wooden gate gives access to the quiet, rear lane. There is space for a bistro set to sit out and enjoy the morning sunshine.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

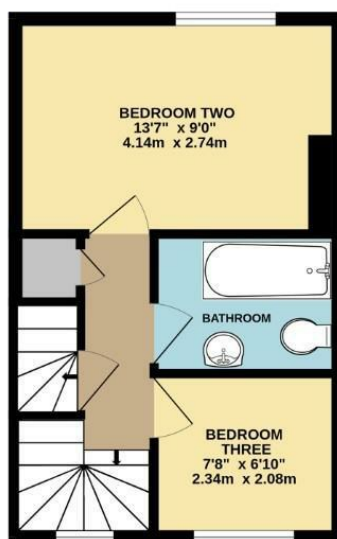
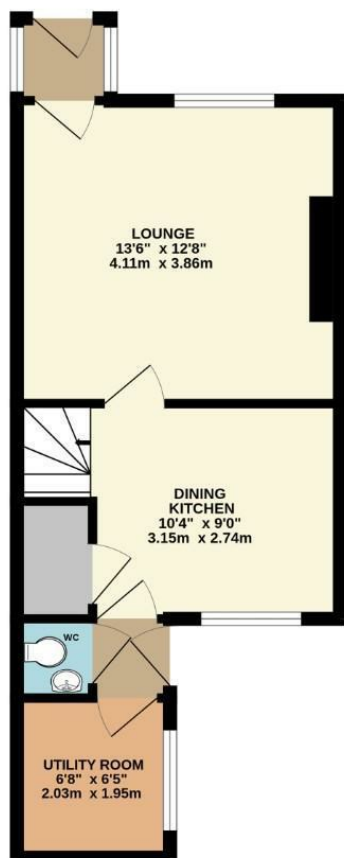
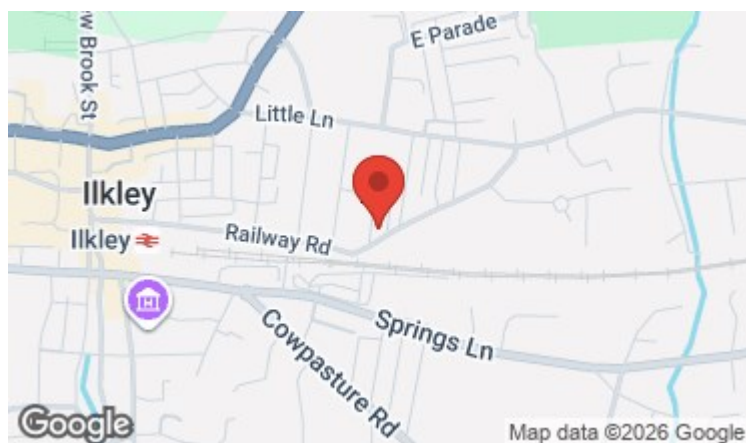
There is Ultrafast Fibre Broadband shown to be available to the property.

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



- ***No Onward Chain***
- Well Presented Three Bedroom Mid Terraced House
- Modern Breakfast Kitchen
- Utility Room & Cloakroom / W.C.
- Spacious Master Bedroom Enjoying Views Of Ilkley Moor
- Three-Piece House Bathroom
- Low Maintenance Private Courtyard Garden
- Walking Distance To Central Ilkley
- Close To Train Station And Excellent Schools
- Council Tax Band B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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TOTAL FLOOR AREA : 882 sq.ft. (82.0 sq.m.) approx.

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.

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