



Wellington Road, Ilkley
Offers In Excess Of £320,000



29 Wellington Road

Ilkley

LS29 8HR



A CHARMING AND EXTENDED MID TERRACED PROPERTY FEATURING A LOVELY WEST FACING REAR GARDEN, PROVIDING DECEPTIVELY SPACIOUS THREE BEDROOMED ACCOMMODATION ARRANGED OVER THREE FLOORS

29 Wellington Road is situated within a sought after row of terraced properties, conveniently placed within a brief level walk of Ilkley town centre and train station. The ground floor accommodation comprises an entrance porch, inviting sitting room with multi fuel stove and a fantastic extended dining kitchen. A staircase leads down to a useful storage cellar. The first and second floors include a double bedroom, spacious bathroom and two further bedrooms. Externally there is an excellent principally lawned west facing rear garden.



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

ENTRANCE PORCH With a tiled floor and a glazed door leading to:-

SITTING ROOM 14' 0" x 13' 9" (4.27m x 4.19m) A welcoming reception room featuring a multi fuel stove with stone hearth. Window to the front elevation.

DINING KITCHEN 16' 5" Maximum x 14' 7" (5m x 4.44m) An outstanding feature of this property being highly appointed and extended and comprising a good range of base and wall units with co-ordinating work surfaces and tiled splashback. Appliances include a Bosch oven with five ring gas hob and cooker hood over, integrated fridge freezer, integrated Bosch dishwasher and plumbing for an automatic washing machine. There is ample space for a dining table and chairs. Two velux windows with black-out blinds. Bi-folding doors provide direct access to the west facing rear garden.

BASEMENT

CELLAR 15' 5" Maximum x 13' 10" Maximum (4.7m x 4.22m) Including a useful stone keeping shelf and under stairs storage area.

FIRST FLOOR

BEDROOM ONE 15' 5" x 11' 3" (4.7m x 3.43m) A sizeable double bedroom with a window to the front elevation.

BATHROOM Smartly presented and comprising a bath, large walk-in shower with glass screen and a low suite wc. Heated towel rail. Useful linen cupboard housing the gas fired central heating boiler. Window to the rear elevation.

SECOND FLOOR

BEDROOM TWO 14' 1" x 7' 10" (4.29m x 2.39m) With a large dormer window and enjoys a fantastic outlook towards Ilkley Moor and the Cow and Calf Rocks.

BEDROOM THREE/ STUDY 12' 6" x 7' 0" (3.81m x 2.13m) A versatile room having a velux window to the rear elevation. Under eaves storage space.

OUTSIDE

GARDEN To the rear of the property is a lovely westerly aspect with a principally lawned garden which features well stocked flower beds and shrub borders. Decked seating area.

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 is Freehold.

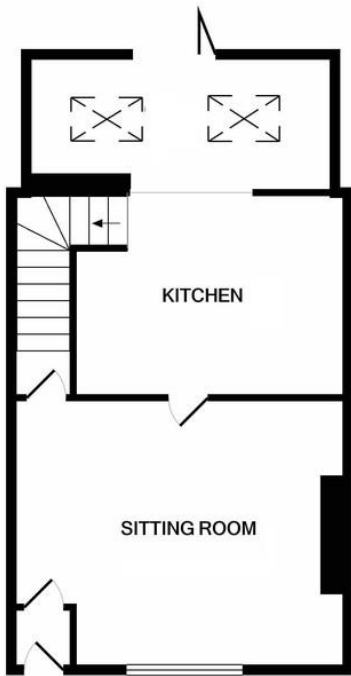
LOCATION From Dale Eddison's Ilkley office proceed down Brook Street and take the first right hand turning into Railway Road and continue for approximately a quarter of a mile. Wellington Road is the fourth turning on the left hand side. Number 29 can be found on the left hand side and will be marked by a Dale Eddison for sale board.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

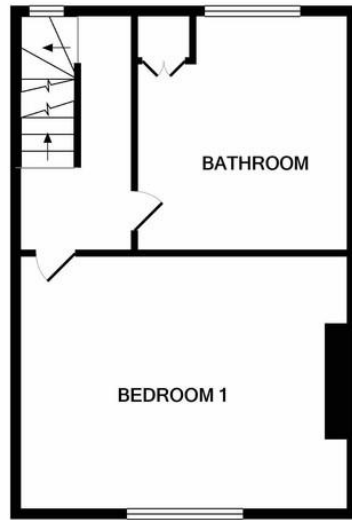
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there 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.

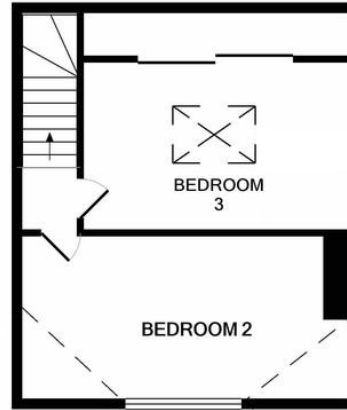




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

29 Wellington Road

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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C		71	
(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	

**Dale
Eddison**

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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.