



**Wellington Road, Ilkley**  
Asking Price: £174,500

**DaleEddison**

Estate Agents & Chartered Surveyors

ILKLEY • OTLEY • GUISELEY • SILSDEN • SKIPTON



# 22 Wellington Road

## Ilkley

### LS29 8HR

**A SMARTLY PRESENTED TWO BEDROOMED STONE BUILT MID TERRACE PROPERTY ARRANGED OVER THREE FLOORS WITH A DELIGHTFUL REAR GARDEN**

This conveniently located two bedroomed mid terrace property has been carefully maintained. To the ground floor there is a sitting room and dining kitchen with access to the small basement area, whilst to the first floor there is a bedroom and spacious bathroom, with an attic bedroom to the second floor having views towards the Cow & Calf Rocks. Outside, to the front of the property there is an enclosed bin store, whilst to the rear there is a delightful enclosed pebbled garden.



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

## GROUND FLOOR

**SITING ROOM** 12' 9" x 12' 6" (3.89m x 3.81m) With laminate wood flooring. Window to the front elevation.

**DINING KITCHEN** 12' 9" x 8' 7" (3.89m x 2.62m) Fitted with a range of modern base and wall units, coordinating work surfaces and an inset stainless steel sink unit and mixer tap. Tiled splash backs and concealed lighting. CDA oven. CDA hob with a stainless steel hood over. Space for a fridge. Plumbing for an automatic washing machine. Exposed stone wall. Laminate wood flooring. Door to the cellar. Window over looking the rear garden. Door to the garden.

## LOWER GROUND FLOOR

### STORE CELLAR

### FIRST FLOOR

**LANDING** Useful storage recess.

**BEDROOM ONE** 12' 6" x 10' 5" (3.81m x 3.18m) With a recessed wardrobe. Window to the front elevation.

**BATHROOM** A spacious bathroom fitted with a white suite comprising a panelled bath, shower stall with Mira shower, pedestal wash basin and low suite w.c. Part tiled walls. Shaver point. Fitted shelves. Cupboard housing the Vokera gas fired central heating boiler. Window to the rear elevation.

## SECOND FLOOR

**ATTIC BEDROOM** 14' 8" x 12' 4" (4.47m x 3.76m) Dormer window to the rear elevation with glimpses towards the Cow & Calf Rocks. Exposed purlins.

## OUTSIDE

**TO THE FRONT** To the front of the property there is a bin store.

**REAR GARDEN** To the rear of the property there is a delightful pebbled garden with raised border. Please note that the neighbours have access across the garden.

**PLEASE NOTE** The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

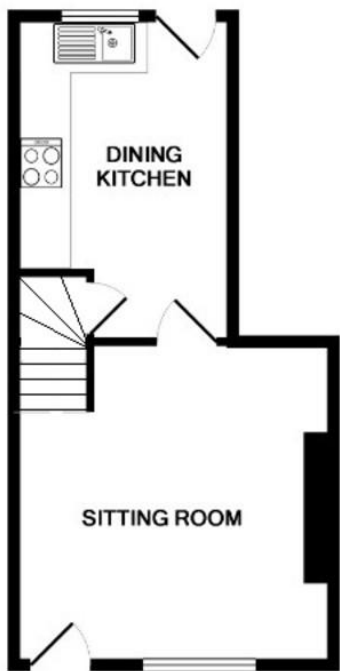
**GENERAL** The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

**VIEWING ARRANGEMENTS** Strictly by prior appointment with Dale Eddison's Ilkley office. Telephone 01943 817642.

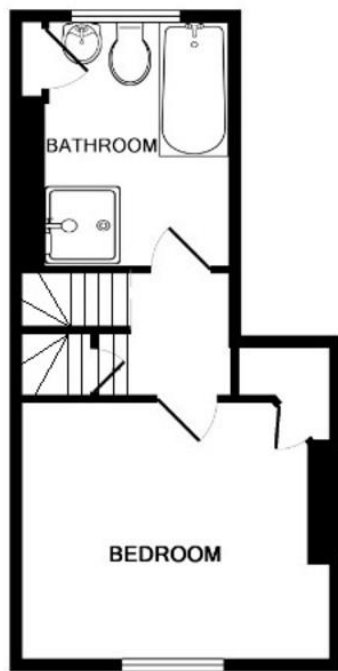
**LOCATION** From Dale Eddison's Ilkley Office, proceed down Brook Street and take the first turning right into Railway Road. Continue for about 400 metres. Wellington Road is the third turning on the left hand side. No. 22 is located on the right hand side and can be identified by the Dale Eddison 'For Sale' board.

**TENURE** We are advised by our clients that the property is Freehold.

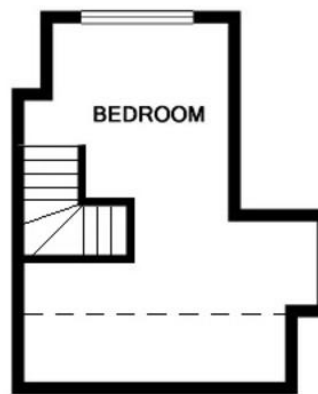




GROUND FLOOR



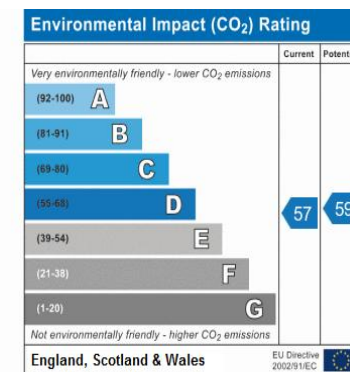
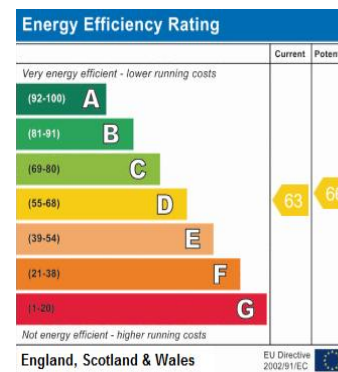
FIRST FLOOR



SECOND FLOOR

### 22 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. Made with Metropix ©2015



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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.