



Wellington Road | | Ilkley | LS29 8HR

Asking price £409,950

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WHITE
Trusted Estate Agents

2 Wellington Road |
Ilkley | LS29 8HR
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A deceptively spacious stone double-fronted end-terrace property, beautifully situated just a short and level walk from the centre of Ilkley. This attractive home offers light-filled and well-proportioned accommodation arranged over three floors, with the added benefit of convenient off road parking.

The welcoming accommodation briefly comprises an entrance hall, a cosy sitting room, a versatile family room, and a stylish open-plan dining kitchen ideal for modern living and entertaining. To the rear is a practical entrance vestibule with useful utility and cloakroom facilities.

To the first floor are three generous double bedrooms, including a superb principal bedroom with en-suite shower facilities, together with a well-appointed family bathroom. The second floor provides two highly useful attic rooms offering flexible additional space.

Externally, the property enjoys attractive gated and enclosed gardens which provide the flexibility to create secure off-road parking if desired.

- Double fronted end stone terrace property
- Dining kitchen
- Three double bedrooms
- Secure off road parking
- Two reception rooms
- Utility room and downstairs cloakroom
- Two versatile attic rooms
- Catchment for Ilkley Grammar school.

GROUND FLOOR

Entrance Vestibule

A composite and glazed front door and a tiled floor area.

Sitting Room

14'06 x 13'06 (4.42m x 4.11m)

With windows to both the front and side elevations, a lovely focal point to this room is the fireplace with a wood burning stove set on a stone hearth. A built in bookcase to the recess and a further built in cupboard underneath the window.



A deceptively spacious stone double-fronted end-terrace property, beautifully situated just a short and level walk from the centre of Ilkley.



Family Room

15'9 x 13'6 (4.80m x 4.11m)

A window to the front elevation. Open plan to the dining kitchen space;

Dining Kitchen

23'11 x 8'02 (7.29m x 2.49m)

A comprehensive range of wall and base cabinetry incorporating display cupboards, complemented by coordinating work surfaces and upstands. One-and-a-half bowl sink and drainer with metro tiled splashbacks.

A range of integrated appliances includes a Kenwood range cooker with extractor hood over, dishwasher, fridge and freezer. Finished with a tiled floor and recessed spotlighting to the ceiling.

Rear entrance vestibule

9'07 x 5'0 (2.92m x 1.52m)

An extremely useful area with direct access from the side garden and potential parking area, via a glazed side door. A Velux window allows for an abundance of natural light, whilst the tiled floor adds practicality and durability. Ample space for coats and shoes.

Utility Cupboard

Housing the boiler and providing plumbing and space for both a washing machine and a dryer.

Downstairs Cloakroom

With a corner basin, WC, tiling to the floor and splash area. Heated towel rail.

FIRST FLOOR

Landing

A spacious landing area with a useful under-stairs cupboard and a Velux window.

Principal Bedroom

14'06 x 13'10 (4.42m x 4.22m)

With windows to both the front and side elevation, a range of fitted wardrobes and spotlights to the ceiling.

Ensuite Shower Room

With a corner shower cubicle, wash basin, WC, tiling to the walls and a heated towel rail.

Bedroom Two

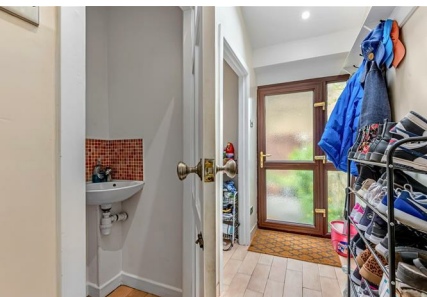
13'0 x 8'03 (3.96m x 2.51m)

A further double bedroom with a window to the side elevation and fitted wardrobes.

Bedroom Three

12'11 x 8'0 (3.94m x 2.44m)

Another double bedroom with a window to the front elevation and a large under-stairs cupboard providing excellent storage.





Family Bathroom

10'10 x 8'01 max (3.30m x 2.46m max)

Comprising a bath with shower over, vanity unit and WC. Complemented by a heated towel rail, tiled flooring and recessed spotlighting. A window to the side elevation provides natural light and ventilation.

SECOND FLOOR

Attic Room One

13'08 x 8'01 (4.17m x 2.46m)

With a feature exposed stone wall, two velux windows and access to eaves storage. Opening onto;

Attic Room Two

16'05 x 8'03 (5.00m x 2.51m)

With two velux windows.

OUTSIDE

Gardens / Off road Parking

To the side of the property, solid timber gates open onto an enclosed garden area incorporating tarmac and paved seating areas together with raised stone flower beds. This versatile space also offers the flexibility of off-road parking for a vehicle, if required.

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.

Council Tax

City of Bradford Metropolitan District Council Tax Band C.

Offer Acceptance & AML Regulations

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.

Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.

Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



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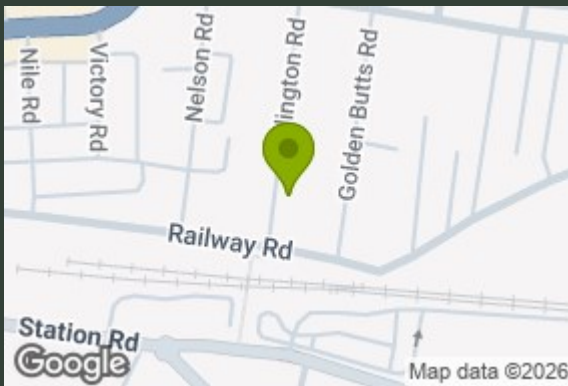




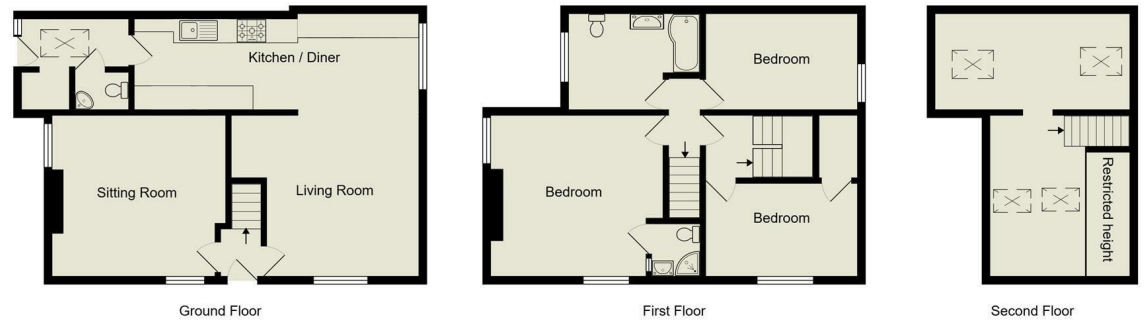
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Total Area: 146.8 m² ... 1580 ft² (excluding restricted height)
 All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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