

# HUNTERS<sup>®</sup>

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## Wellington Road

Ilkley, LS29 8HR

£2,000 Per Month



A beautifully presented four bedroom end of terrace house, having been recently re decorated to a very high standard, in a convenient central Ilkley location. The property briefly comprises: the entrance hall, living room, spacious dining kitchen with rear entrance door leading to a low maintenance courtyard garden, and downstairs WC with steps leading down to a convenient original cellar. To the first floor, there is a utility room, storage room, a large house bathroom and two double bedrooms. To the second floor, there are two further double bedrooms, with one en suite bathroom. Viewing is highly recommended to appreciate the accommodation on offer. EPC rating D.

Ilkley is a thriving, historical Yorkshire town in the Wharfe Valley offering a wide range of amenities, boutique shops, everyday stores, traditional pubs, wine bars and restaurants to suit all tastes, as well as excellent social facilities to include the playhouse, lido pools, rugby, cricket and golf clubs. The town also benefits from well-regarded schools for all ages including Ilkley Grammar School. In addition, the stunning scenery of the Wharfe Valley provides opportunity for countryside walks. Likewise for the commuter, the town is ideal – there are regular train services to both Leeds and Bradford and for those travelling further afield, Leeds/Bradford International Airport is just over 11 miles away.



ACCOMMODATION

The property benefits from having UPVC double glazed windows throughout and gas fired central heating throughout. Timber framed front entrance door leads to:

GROUND FLOOR

HALLWAY

Having radiator, inset spotlights, thermostat, smoke detector.

LIVING ROOM 14'6" x 12'11" (4.41 x 3.93)

Having window to front elevation, radiator, fireplace with stone hearth.

DINING KITCHEN 14'6" x 13'8" (4.41 x 4.16)

Having window to rear elevation, radiator, timber framed back entrance door, sink with drainer, range of wall and base units with complementary work surface, electric hob with extractor over, electric oven, integrated dishwasher, free standing fridge freezer, inset spotlights, smoke detector.

WC

Low level WC with built in cistern, wash hand basin with vanity unit below, thermostat, boiler, door leading to basement steps.

FIRST FLOOR

LANDING

Having window to rear elevation, inset spotlights, smoke detector.

UTILITY ROOM 3'11" x 13'7" (1.19 x 4.14)

Having window to rear elevation, sink, work surface.

BATHROOM 14'9" x 8'11" (4.49 x 2.71)

Being part tiled, having opaque window to rear elevation, radiator, WC with built in cistern, wash hand basin with vanity unit below, shower cubicle with thermostatic shower, having inset spotlights and extractor fan.

STORAGE ROOM

Useful storage space, having inset spotlights.

BEDROOM ONE 13'0" x 12'8" (3.96 x 3.86)

Having window to front elevation, radiator.

BEDROOM TWO 10'1" x 12'8" (3.07 x 3.86)

Having window to front elevation, radiator.

SECOND FLOOR

LANDING.

Having dorma window to rear elevation, inset spotlights, smoke detector.

BEDROOM THREE 11'6" x 9'8" (3.50 x 2.94)

Having dorma window to rear elevation, radiator, eaves storage space.

BEDROOM FOUR 21'8" x 9'9" (6.60 x 2.97)

Having dorma window to front elevation, radiator, loft hatch, eaves storage space, door leading to:

EN SUITE

Having low level WC, wash hand basin with vanity unit below, shower cubicle with thermostatic shower, extractor, inset spotlights.

LOWER GROUND FLOOR

CELLAR

Original cellar with painted stone walls, stone floor and lighting.

OUTSIDE

Having a part paved, part gravel courtyard garden to the rear of the property and secure out building.

ADDITIONAL SERVICES

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

INVESTMENT \* LETTINGS \* MANAGEMENT

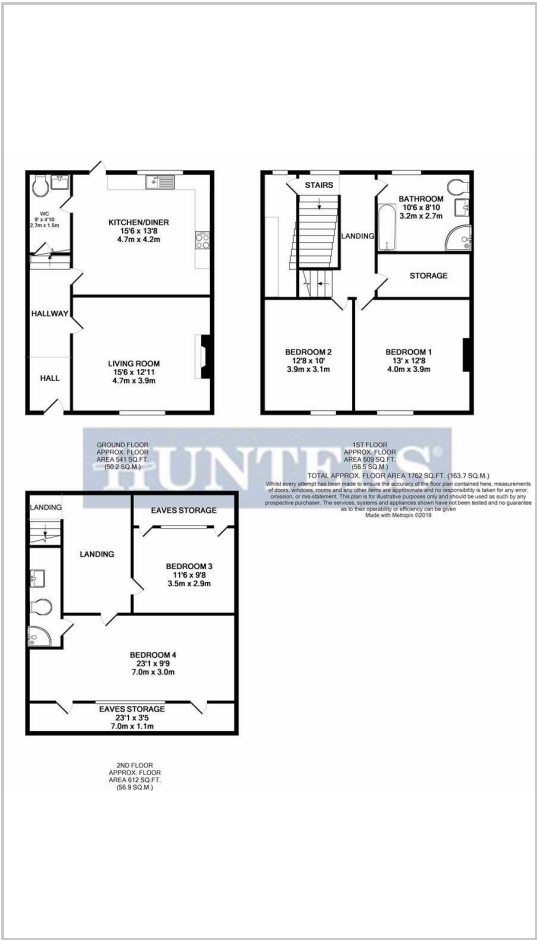
For Landlords, we offer a dedicated and professional Lettings service, tailored to your individual requirements. If you are looking for an investment and would like any advice on the rental potential, then please contact our Lettings Department.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Area Map



Floor Plans



Energy Efficiency Graph

