

Harrison Robinson

Estate Agents



11 Mornington Road, Ilkley, LS29 8JA

£237,500

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GROUND FLOOR

Lounge

14'2" x 13'11" (4.34 x 4.26)

A smart, timber door with obscure glazed panel and obscure glazed transom light over opens into a spacious lounge with large, double-glazed window, carpeted flooring and radiator. A feature fireplace housing an electric fire is a lovely, focal point. Coving and ceiling rose. A door leads into the kitchen whilst a second door opens to the carpeted return staircase leading to the first floor of the property.

Kitchen

11'1" x 6'7" (3.40 x 2.01)

Fitted with a range of base and wall units with complementary laminate worksurfaces over. Electric oven, four ring electric hob and space and plumbing for a washing machine. A composite one and a half bowl sink and drainer with mixer tap sits beneath a double-glazed window overlooking the west facing courtyard garden. Vinyl flooring and radiator. A door opens to a most useful under stairs storage cupboard with shelving, which houses the Remeha central heating boiler. A timber door with small, obscure glazed panel provides access to the rear courtyard.

FIRST FLOOR

Landing

A return, carpeted staircase with handrail leads to the first floor landing, where doors open into one double bedroom and the house bathroom with a door opening onto a staircase leading to the second floor bedroom. Carpeted flooring. A double-glazed window to the rear allows natural light.

Bedroom One

14'2" x 10'9" (4.34 x 3.28)

A spacious, double bedroom to the front of the property with a large UPVC double-glazed window allowing the natural light to flood in. Carpeted flooring and radiator. A fitted cupboard provides useful storage.

Bathroom

10'0" x 8'9" (3.05 x 2.67)

A great-sized, modern, three-piece house bathroom with low-level w/c, pedestal hand basin with chrome monobloc tap and panel bath with chrome taps. Tiling to the wall around the bath and splashback tiling to the washbasin with fitted mirror above. Herringbone style, vinyl flooring. Obscure, UPVC, double-glazed window, radiator and floor to ceiling fitted cupboard for linen and towel storage.

SECOND FLOOR

Bedroom Two

14'2" x 11'3" (4.34 x 3.45)

A door opens onto a carpeted staircase leading up to the second floor double bedroom. A Velux window affords ample natural light. Carpeting, radiator and under eaves storage.

OUTSIDE

External Stores

Two stone outhouses provide useful storage space.

Gardens

To the front of the property is a small, low-maintenance foregarden. A West facing courtyard garden is found to the rear with space for a bistro set and flowering pots. Stone walling maintains privacy. An opening leads to the rear access lane.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage. There is Ultrafast Fibre Broadband shown to be available to this property.

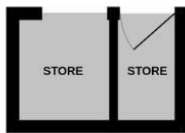
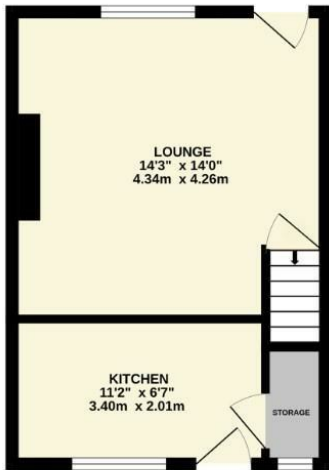
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



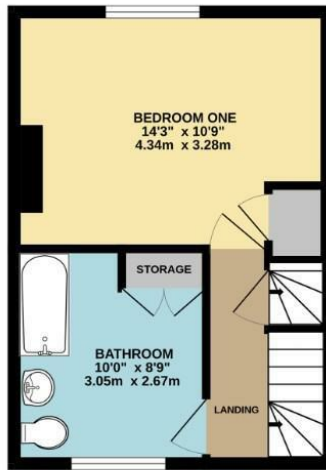
- NO ONWARD CHAIN
- Two Bedroom Mid Terraced House
- Well-Proportioned Lounge
- Two Good-Sized Double Bedrooms
- Spacious Modern Bathroom
- Newly Decorated & Carpeted
- Potential to Extend & Update
- West Facing Courtyard Garden
- Close Walking Distance To Train Station & Central Ilkley Amenities
- Council Tax Band B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
APPROX. FLOOR
AREA 289 SQ.FT.
(26.9 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 289 SQ.FT.
(26.9 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 158 SQ.FT.
(14.6 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING STORES 736 SQ.FT. (68.4 SQ.M.)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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