



Ridleys Fold, Addingham
No Chain £182,500





16 Ridleys Fold

Addingham

LS29 0SQ

SET IN THE HEART OF ADDINGHAM VILLAGE CENTRE IS A LIGHT AND AIRY TWO BEDROOMED SECOND FLOOR APARTMENT WITH TWO BALCONIES OFFERING FAR REACHING VIEWS AND GARAGE.

This delightful apartment offers spacious accommodation with excellent views over the village towards Beamsley Beacon. The apartment is located at second floor level of this well situated development. The property comprises a private entrance hall, spacious sitting room with triple aspect and two balconies, kitchen, two double bedrooms and a bathroom. Outside there is a single garage with light and power, parking and communal gardens.

Steeped in history, Addingham is an attractive and popular Dales Village that lies to the west of Ilkley on the banks of the River Wharfe, surrounded by beautiful open countryside. The village offers a useful range of shops, a post office, dental surgery and doctors surgery, various inns and eateries and its own primary school. Local bus services to surrounding towns are available from the village Main Street whereas the railway station in Ilkley, just over three miles away provides a regular commuter service to Leeds and Bradford city centres.

The accommodation has GAS FIRED CENTRAL HEATING and DOUBLE GLAZING and with approximate room sizes, comprises:-

GROUND FLOOR

COMMUNAL ENTRANCE With stairs to the upper floors and communal telephone entry system. Communal storage cupboard.



SECOND FLOOR

PRIVATE ENTRANCE HALL 11' 7" x 3' 6" (3.53m x 1.07m) With a recessed storage cupboard and telephone entry system. Ladder access to a useful boarded roof void with light.

SITTING ROOM 18' 10" x 10' 7" (5.74m x 3.23m) A spacious sitting room with French doors opening on to a south west facing balcony which provides long reaching views over adjoining fields, additional French doors open to a Juliet balcony with views towards Beamsley Beacon, and a window similarly overlooking fields creating a triple aspect. Leading to:

KITCHEN 9' 6" x 6' 4" (2.9m x 1.93m) The kitchen comprises a range of base and wall units with coordinating work surfaces and an inset stainless steel sink. Appliances include an oven with four ring gas hob with hood over, space for a freestanding fridge freezer and plumbing for an automatic washing machine. Cupboard housing a Worcester gas fired central heating boiler. Window to the rear elevation.

BEDROOM ONE 10' 8" x 8' 10" (3.25m x 2.69m) A spacious double bedroom with a window to the front elevation with far reaching views over the village towards Beamsley Beacon.

BEDROOM TWO 9' 0" x 8' 11" (2.74m x 2.72m) Another double bedroom with a window to the front elevation with far reaching views over the village towards Beamsley Beacon.

BATHROOM A white suite comprising a panelled bath with Mira shower over, pedestal hand wash basin and low suite w.c. Partially tiled walls. Window to the rear elevation.

OUTSIDE

SINGLE GARAGE 18' 07" x 8' 09" (5.66m x 2.67m) With an up and over door. Light and power.

COMMUNAL GARDENS The property is set in communal gardens for use of the residents.

TENURE We are advised by our client that the property is leasehold with the balance of a 999 year lease from 8th May 1991

SERVICE CHARGE We are advised by our client that the current service charge is £600 per annum.

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.

VIEWING ARRANGEMENTS Strictly by prior appointment with Dale Eddison's Ilkley office.

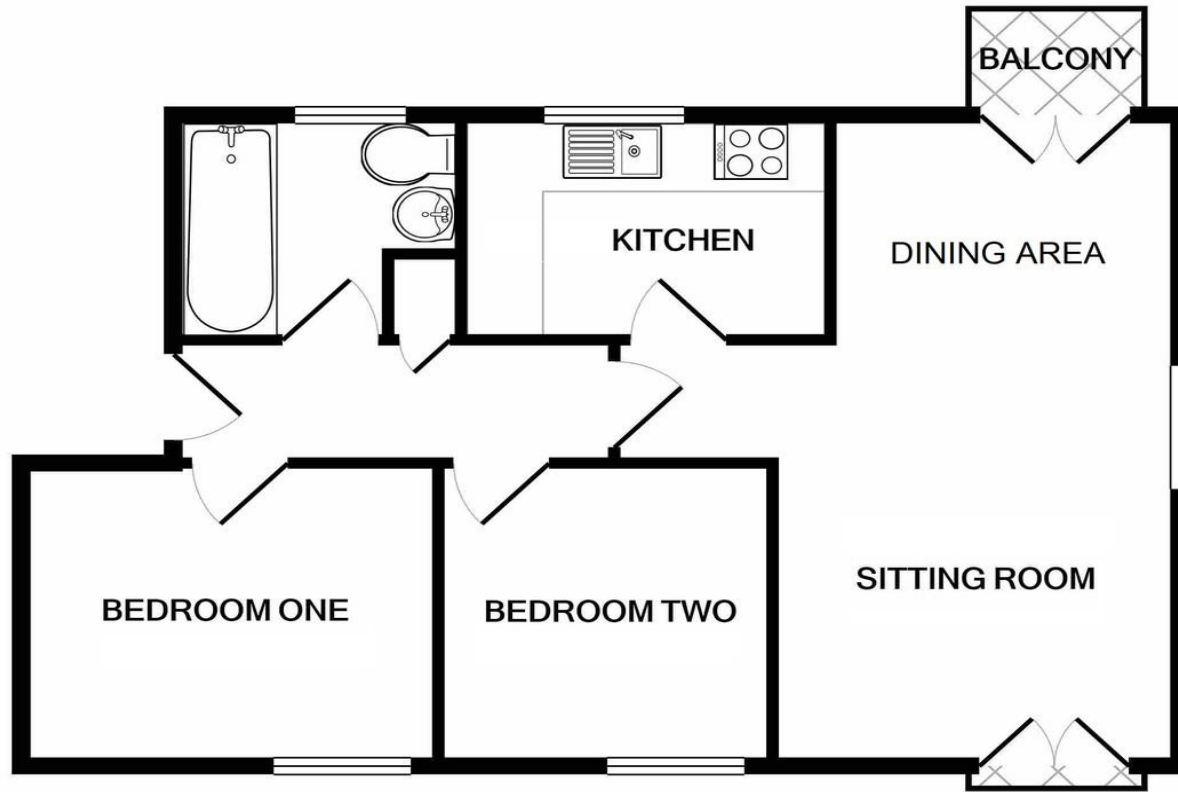
Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We request that all viewers wear gloves and a face covering where possible. If this is not possible please advise our staff prior to the viewing appointment

LOCATION When approaching Addingham on the A65 from Ilkley turn right into the village at the beginning of the bypass. Proceed along Main Street. Turn left into Old Station Way and then take the first right into Ridleys Fold. Number 16 is located on the left hand side towards the end of Ridleys Fold.

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.

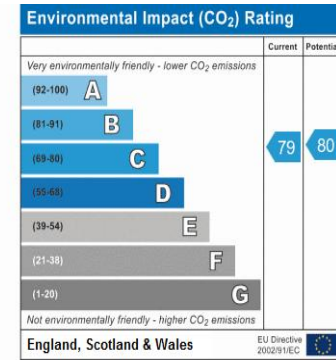
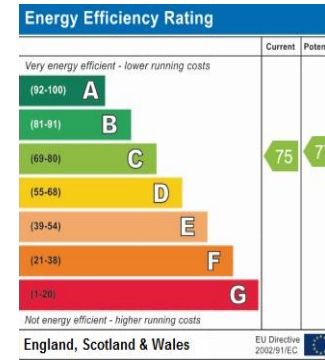
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16 RIDLEYS FOLD

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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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.