



Beacon Street, Addingham
Asking Price Of £310,000





4 Beacon Street

Addingham

LS29 0QX

A CHARMING STONE BUILT COTTAGE OFFERING SPACIOUS TWO BEDROOMED ACCOMMODATION IN AN ENVIABLE SETTING OVERLOOKING THE NEARBY PARISH CHURCH AND WITH LONG DISTANCE VIEWS DOWN THE VALLEY

Occupying an enviable setting on the edge of the village yet within a comfortable level walk of many amenities, Elwyn House comprises an attractive end stone built traditional cottage. The property incorporates a sizeable sitting room and a dining kitchen on the ground floor whilst at first floor level there are two good sized bedrooms and a bathroom with a modern white suite. From this prime setting, the principal rooms overlook an adjoining field with views towards the Parish Church and down Wharfedale beyond. To the rear of the cottage is a neat and very private west facing garden.

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

SITTING ROOM 16' 2" x 11' 10" (4.93m x 3.61m) With a tiled fireplace housing a fitted gas fire. Fitted cupboards. Recessed spotlights. Long distance views down the valley. Glazed double doors lead to:-



DINING KITCHEN 12' 10" x 10' 5" (3.91m x 3.18m) With a stainless steel sink unit and a range of fitted base and wall units incorporating cupboards, drawers and heat resistant working surfaces with a tiled surround. Electric cooker and plumbing for an automatic washing machine. Space for a fridge. Under stairs store cupboard. A glazed door leads to the rear of the property.

FIRST FLOOR

LANDING

BEDROOM 10' 5" x 10' 1" (3.18m x 3.07m)

BEDROOM 12' 0" x 9' 0" (3.66m x 2.74m) With twin fitted wardrobes and a decorative cast iron fireplace. Recessed spotlights. Views down the valley.

BATHROOM With a modern white suite comprising a panelled bath having a shower over, wash basin with a cupboard beneath and low suite wc. Fitted wall mirror with medicine cabinets to either side. Linen cupboard.

OUTSIDE

GARDEN To the front of the property is a neat and easily maintained garden. To the rear of the property is a principally lawned garden with flower borders. The rear garden is well screened by mature hedges and enjoys a high degree of privacy and a westerly aspect. Timber garden shed.

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. If this is not possible please advise our staff prior to the viewing appointment.

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.

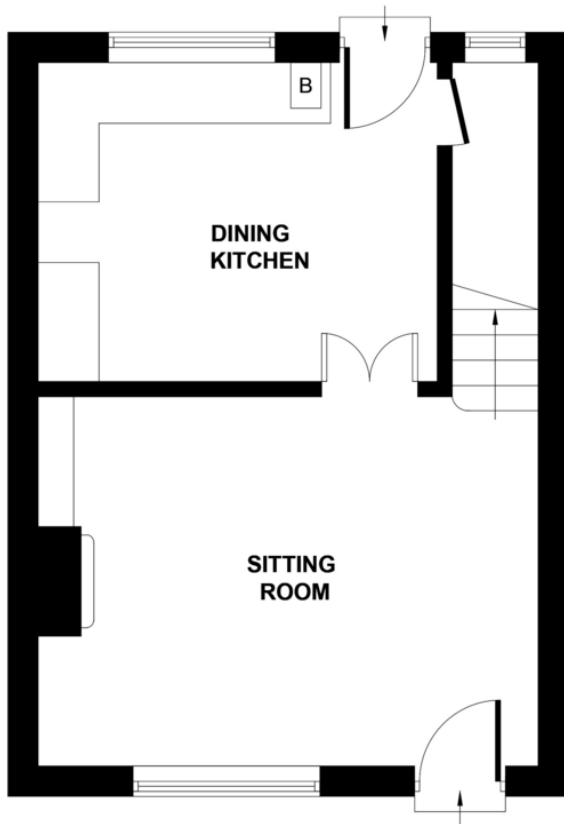
TENURE We understand the property is Freehold.

LOCATION When approaching Addingham from Ilkley on the A65, turn into the village at the bottom of the bypass. Take the first turning right into Church Street and continue for about 600 yards. Church Street runs into North Street. Beacon Street is the first turning on the right hand side.

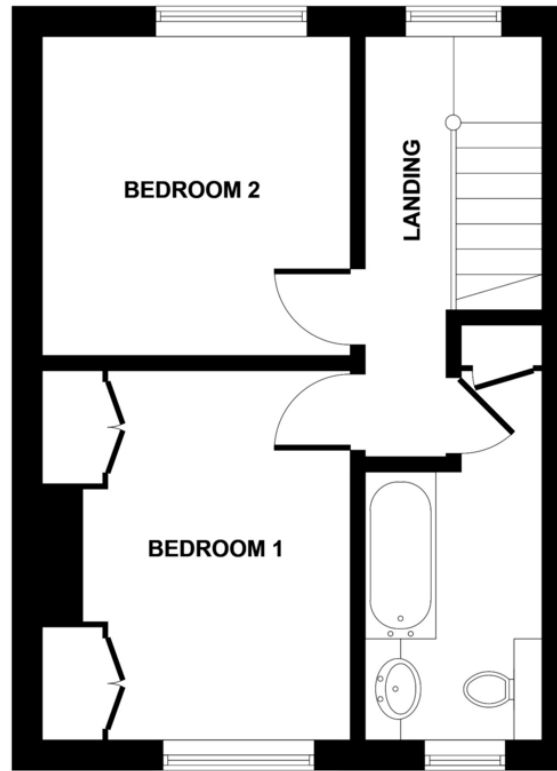
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017 Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed 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.

FINANCIAL SERVICES Dale Eddison Limited and Linley and Simpson Sales Limited are Introducer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. You can decide whether you choose to deal with Mortgage Advice Bureau Limited. Should you decide to use Mortgage Advice Bureau Limited, Linley and Simpson Sales Limited will receive a payment of £347.50 from Mortgage Advice Bureau Limited for recommending you to them.





GROUND FLOOR



FIRST FLOOR

4 BEACON STREET

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. (ID 732625)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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.