



Church Street, Addingham
Asking Price Of £399,950





9 Church Street

Addingham

LS29 0QT

AN INTERESTING STONE BUILT MODERN COTTAGE OFFERING PARTICULARLY SPACIOUS THREE BEDROOMED ACCOMMODATION IN AN ENVIABLE MATURE SETTING CLOSE TO THE VILLAGE CENTRE

Located in a popular and established neighbourhood within a short level walk of village amenities, this attractive stone built modern cottage provides particularly spacious accommodation of generous proportions. The property incorporates a welcoming hallway, a sizeable sitting room and a fitted dining kitchen on the ground floor whilst at first floor level there are three bedrooms and a bathroom with a modern white suite. To the rear of the property is an enclosed and easily managed garden and a single garage.

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 SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:-

GROUND FLOOR

RECEPTION HALL With a part glazed entrance door and recessed spotlights. Exposed beam.

SITTING ROOM 22' 5" Maximum x 13' 0" (6.83m x 3.96m) With a large under stairs store cupboard providing useful storage. Stone fireplace with a fitted gas fire. Exposed beams. Three wall light points.



DINING KITCHEN 17' 6" Maximum x 11' 0" (5.33m x 3.35m)

With an inset sink unit and mixer tap and a range of fitted base and wall units incorporating cupboards, drawers and wooden work surfaces with a tiled surround. Integrated automatic washing machine and fridge and a fitted gas cooker. Fitted floor to ceiling cupboards. Stable door to the rear of the property. Beamed ceiling and recessed spotlights. The kitchen has ample space to accommodate a dining table.

FIRST FLOOR

LANDING With a recessed spotlight.

BEDROOM 13' 0" x 10' 9" (3.96m x 3.28m)

BEDROOM 13' 5" Maximum x 13' 0" (4.09m x 3.96m) With two windows to the front elevation.

BEDROOM 10' 0" x 7' 5" (3.05m x 2.26m)

BATHROOM With a modern white suite comprising a panelled bath having a shower over, low suite wc and a wash basin with a cupboard beneath. Part wall tiling. Recessed spotlights.

OUTSIDE

GARAGE 15' 5" x 9' 3" (4.7m x 2.82m) With an up and over door and electric light and power. Accessed via the rear of the property and there is space to park an additional car in front of the garage.

GARDEN To the front of the property is a low maintenance gravelled forecourt.

To the rear of the property is an enclosed and easily maintained garden area.

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.

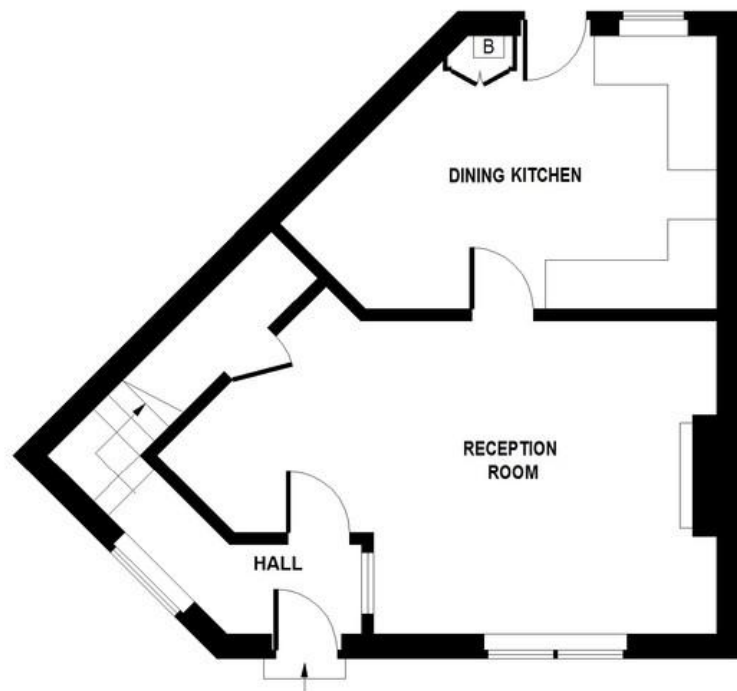
LOCATION From Ilkley travel in a westwards direction on the A65 Skipton Road and at the beginning of the Addingham bypass turn right into the village. Pass Addingham Cricket Club on the left hand side. Church Street is the next turning on the right.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

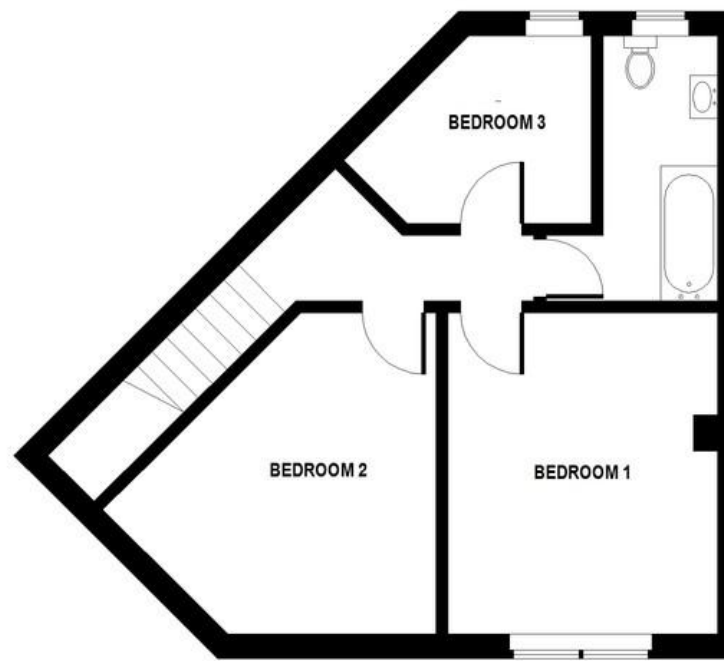
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there 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

9 CHURCH 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. (ID749333)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	83
England & Wales	EU Directive 2002/91/EC	

**Dale
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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.