



The Old Weaving Shed, Addingham

Asking Price Of £350,000





5 The Old Weaving Shed School Lane Addingham LS29 0BF

SITUATED AT THE HEART OF ADDINGHAM VILLAGE, 5 THE OLD WEAVING SHED IS A LOVELY STONE FRONTED COTTAGE WHICH PROVIDES DECEPTIVELY SPACIOUS THREE / FOUR BEDROOMED ACCOMMODATION ARRANGED OVER THREE FLOORS, WITH A PRIVATE WEST FACING GARDEN AND OFF STREET PARKING

A charming cottage forming part of a row of three terraced properties, formerly known as Cockshotts Loom Shop. This delightful home provides versatile accommodation and originates from the beginning of the 19th Century when Addingham had a thriving textile industry. Arranged over three floors, the accommodation comprises an entrance porch and hall, sitting room, sizeable dining kitchen, three / four bedrooms, bathroom and a cloakroom. Externally there is a paved west facing garden and a block paved driveway providing off street parking for two cars.



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

ENTRANCE PORCH With recessed spotlights and leading to:-

ENTRANCE HALL 12' 3" x 6' 7" (3.73m x 2.01m) An inviting entrance hall featuring an oak floor, recessed spotlights and a window to the rear elevation.

SITTING ROOM A spacious reception room including a Contessa wood burning stove with glass hearth. Oak flooring. Two windows to both the front and rear elevations and recessed spotlights.

BEDROOM / SNUG With recessed spotlights. Windows to the front and rear elevations.

LOWER GROUND FLOOR

DINING KITCHEN 16' 1" x 11' 10" (4.9m x 3.61m) Comprising an extensive range of base and wall units with co-ordinating work surfaces, tiled splashbacks and one and a half bowl stainless steel sink with mixer tap. Appliances include a Bosch oven, four ring gas hob with cooker hood over, integrated fridge freezer, Bosch dishwasher and an automatic washing machine. Recessed spotlights and two windows to the front elevation.

INNER HALL With recessed spotlights.

CLOAKROOM Featuring a hand wash basin and a low suite wc. Recessed spotlights.

SECONDARY ENTRANCE PORCH Providing direct access to the west facing paved garden.

BEDROOM / STUDY 11' 7" x 6' 8" (3.53m x 2.03m) A particularly versatile room with windows to the front and rear elevations. Recessed spotlights.

FIRST FLOOR

LANDING Having an abundance of natural light via windows to the front and rear elevations.

BEDROOM 12' 3" x 11' 2" (3.73m x 3.4m) An excellent double bedroom featuring an extensive range of fitted wardrobes and drawers with co-ordinating window seat. Windows to three sides.

BEDROOM 12' 3" x 6' 8" (3.73m x 2.03m) Including a cupboard housing the Worcester gas fired central heating boiler. Windows to the front and rear elevations.

BATHROOM Comprising a bath with shower over and glass screen, hand wash basin and a low suite wc. Heated towel rail. Window to the rear elevation.

OUTSIDE

GARDEN At lower ground floor level 5 The Old Weaving Shed features a private paved west facing garden.

PARKING To the front of the property is a block paved driveway providing ample off street parking for two cars.

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.

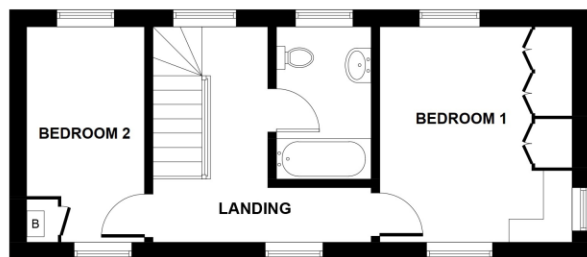
TENURE We understand the property to be Freehold.

LOCATION From Ilkley travel westwards on the A65 Skipton Road towards Addingham and at the beginning of the bypass turn right into the village. Continue along the Main Street and turn right into Chapel Street and then first left into School Lane. 5 The Old Weaving Shed is located on the left hand side and will be marked by a Dale Eddison for sale board.

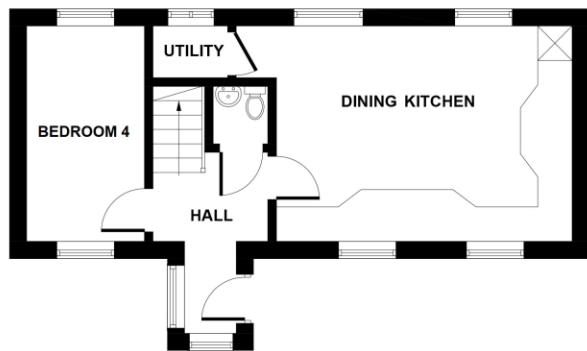
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017 Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed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

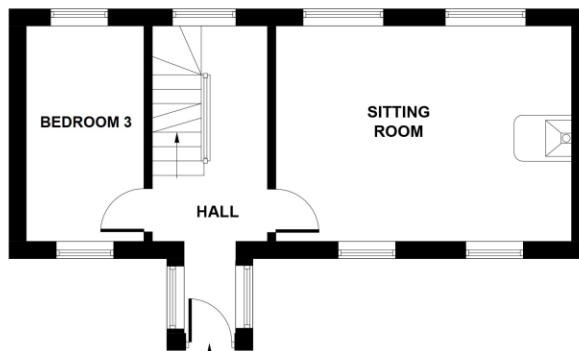




FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR


5 THE OLD WEAIVING SHED

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. (ID751818)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

**Dale
Eddison**

● ILKLEY OFFICE

15 The Grove

Ilkley

LS29 9LW

01943 817642

ilkley@daleeddison.co.uk

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.