



Victoria Terrace, Addingham
No Chain £175,000



3 Victoria Terrace

Addingham

LS29 0NF

A DELIGHTFUL RECENTLY RENOVATED TWO DOUBLE BEDROOMED PROPERTY SITUATED AT THE VERY HEART OF ADDINGHAM VILLAGE

This handsome property forms part of a Victorian building and provides thoughtfully designed accommodation arranged over three floors. Approached via stone steps, the upper ground floor comprises an entrance porch and an open plan sitting room with adjoining kitchen. The first floor includes a double bedroom and a smartly presented shower room with under floor heating whilst the second floor provides a fantastic double bedroom and a pleasant outlook over the village centre and towards Beamsley Beacon.



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 Accessed via a glazed and timber door. Recessed spotlights. A glazed internal door leads to:-

SITTING ROOM AND KITCHEN 15' 2" Max x 13' 0" (4.62m x 3.96m) Comprising:-

SITTING ROOM An inviting open plan living space with useful recessed store cupboards. Picture rail and recessed spotlights. Sash window to the front elevation.

KITCHEN A cleverly designed kitchen comprising a range of base and wall units with co-ordinating work surfaces, tiled splashback and stainless steel sink with mixer tap. Appliances include an Indesit oven, four ring ceramic hob, plumbing for an automatic washing machine and space for an under counter fridge freezer. Window to the side elevation.

FIRST FLOOR

LANDING With a useful recessed cupboard housing the Worcester gas fired central heating boiler.

BEDROOM 13' 1" x 8' 4" (3.99m x 2.54m) An ample double bedroom including a built in store cupboard. Picture rail and ceiling coving. Sash window to the front elevation.

SHOWER ROOM Smartly presented and comprises a walk-in shower with folding glass door, hand wash basin and a low suite wc. Heated towel rail. Ceiling coving and recessed spotlights. Under floor heating.

SECOND FLOOR

ATTIC ROOM 15' 3" x 13' 2" (4.65m x 4.01m) Featuring a laminate wood floor. Window to the front elevation providing a pleasant view over the village centre. Exposed beams, picture rail and recessed spotlights.

A loading hatch has been thoughtfully installed into the floor of this room - allowing larger items of furniture to be placed on the second floor without navigating the staircase.

VIEWING ARRANGEMENTS Strictly by prior appointment with Dale Eddison's Ilkley office. 01943 817642
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.

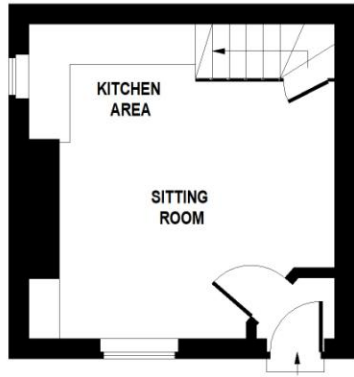
TENURE We are informed by our client that the property is Freehold jointly with 1 Victoria Terrace.

LOCATION From the A65 Skipton Road, turn into Addingham Main Street, proceed through the village passing The Fleece public house on the right hand side. Victoria Terrace is located shortly after on the left hand side. Number 3 can be identified by a Dale Eddison for sale board.

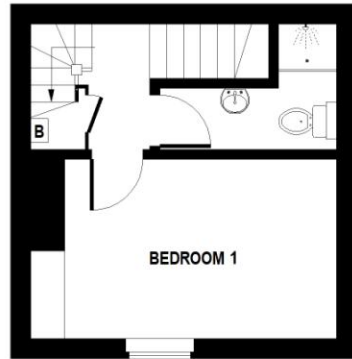
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017 Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed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

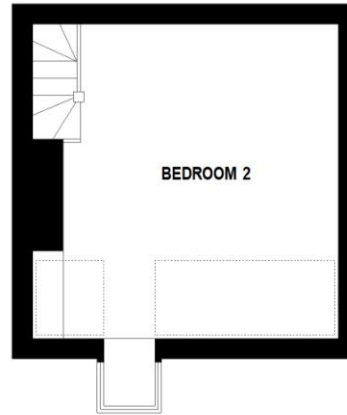




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR







3 VICTORIA TERRACE

APPROXIMATE GROSS INTERNAL AREA
62.9 SQ M / 677 SQ FT

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.

 = REDUCED HEADROOM
BELOW 1.5 M / 5'0

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		 90
(81-91) B		
(69-80) C		
(55-68) D	 67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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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.