



Well Close, Addingham
No Chain £530,000





19 Well Close

Addingham

LS29 0SH

A SUPERB 4 DOUBLE BEDROOMED HOME DESIGNED TO MEET THE EVER CHANGING NEEDS OF TODAY'S BUSY LIFESTYLE, HAVING LOVELY GARDENS TO THE FRONT AND REAR ENJOYING FAR REACHING VIEWS TOWARDS ADDINGHAM MOORSIDE AND OVERLOOKING ADDINGHAM GOLF COURSE TO BEAMSLEY BEACON BEYOND

A peaceful and secluded "courtyard setting" all within a brief walk of Addingham Main Street, 19 Well Close provides well proportioned accommodation. The ground floor comprises reception hall with cloakroom, sitting room, dining room, kitchen and a utility room. The first floor features three double bedrooms and a bathroom whilst the second floor includes an excellent master bedroom with en suite and long distance views. Externally 19 Well Close includes an integral garage, south facing lawned front garden, tiered decked rear garden and a block paved driveway.

Forming part of the prestigious Heritage Dale View development of only 22 individual architect-designed dwellings, 19 Well Close is sympathetically designed to blend in. Made with traditional Yorkshire stone and grey roof tiles, providing a striking contrast of colours and shades.

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. For a taste of real village life there can be nothing better than to experience the personal service from a variety of shops, a post office, dental surgery and doctors surgery, various inns and eateries, two parks and its own exceptional primary school. Local bus services to surrounding towns are available from the village Main Street, with regular links to Ilkley and Skipton. The local railway station is just over three miles away, providing 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

COVERED ENTRANCE

RECEPTION HALL 14' 7" x 6' 1" (4.44m x 1.85m) An inviting reception hall with laminate wood floor and ceiling cornice.

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

SITTING ROOM 14' 7" x 11' 7" (4.44m x 3.53m) Featuring a gas fire with marble hearth, two wall light points and ceiling coving. Window to the front elevation. An archway leads to:-

DINING ROOM 11' 4" x 9' 8" (3.45m x 2.95m) Adjoining the sitting room and kitchen and including a sliding door which provides direct access to the rear garden. Laminate wood floor and ceiling coving.

KITCHEN 11' 4" x 8' 0" (3.45m x 2.44m) Comprising a range of base and wall units with concealed lighting, co-ordinating work surfaces and tiled splashbacks. Appliances include a Zanussi double oven, four ring gas hob with cooker hood over, integrated Smeg dishwasher and a fridge freezer. Window to the rear elevation.

UTILITY ROOM 8' 0" x 6' 3" (2.44m x 1.91m) Including base and wall units with co-ordinating work surfaces and tiled splashback. Plumbing for an automatic washing machine and space for a dryer. Moulded sink with mixer tap. Wall mounted Ideal Logic gas fired central heating boiler. Window to the rear elevation.

FIRST FLOOR

LANDING Including a useful linen cupboard housing the hot water cylinder. Window to the front elevation providing a lovely southerly aspect and an outlook towards Addingham Moorside.

BEDROOM TWO 11' 8" x 11' 7" (3.56m x 3.53m) With a range of recessed wardrobes. Window to the front elevation providing glimpses of Addingham Moorside.

BEDROOM THREE 12' 7" x 11' 6" Max (3.84m x 3.51m) Featuring a range of fitted wardrobes. Window to the rear elevation providing a pleasant outlook over the rear garden and towards Addingham Golf Course beyond.

BEDROOM FOUR 19' 7" x 8' 0" (5.97m x 2.44m) A further double bedroom with laminate wood flooring. Velux windows to two sides.

BATHROOM Comprising a bath with mixer tap and shower attachment, hand wash basin and a low suite wc. Window to the rear elevation.

SECOND FLOOR

LANDING With a useful store cupboard which leads to eaves storage.

MASTER BEDROOM 14' 8" x 12' 1" (4.47m x 3.68m) An impressive double bedroom including a recessed wardrobe. Window to the front elevation providing lovely far reaching views.

EN SUITE SHOWER ROOM 10' 2" x 5' 1" (3.1m x 1.55m) Comprising a walk-in shower with glass door, hand wash basin and a low suite wc. Shaver point. Velux window.

OUTSIDE

GARDEN To the front of the property is a south facing lawned garden area with gravel and paved pathway leading to the covered entrance. Paved seating area.

To the rear of the property is a particularly tranquil garden overlooking part of Addingham golf course and featuring four tiered decked seating areas and two well kept lawned areas.

GARAGE 17' 4" x 8' 2" (5.28m x 2.49m) Accessed either an up and over door or the utility room. To the front of the garage is a block paved driveway providing ample off street parking.



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.

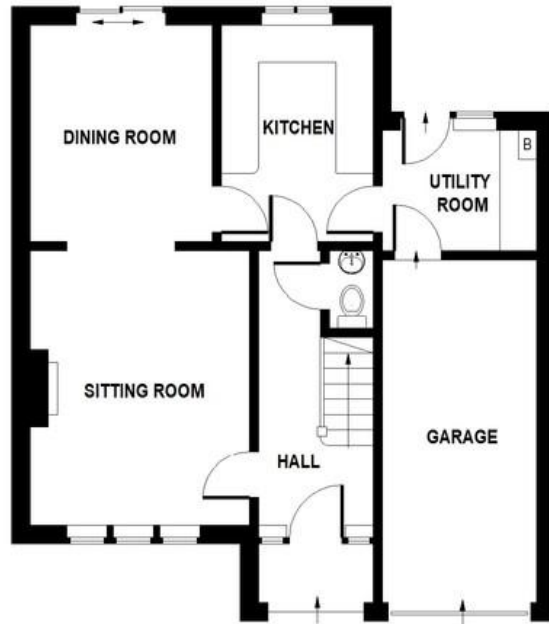
LOCATION From Ilkley travel westwards on the A65 Skipton Road and at the roundabout on the Addingham bypass turn into the village. At the junction with Main Street opposite the Craven Heifer public house, turn left onto Skipton Road and Well Close is the second turning on the right hand side. Follow the road as it bends to the right and downhill. Number 19 can then be found 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	70	80
(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	





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



19 WELL CLOSE

APPROXIMATE GROSS INTERNAL AREA (INCLUDING GARAGE)
154.4 SQ M / 1662 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. (ID 769288)

**Dale
Eddison**

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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.



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