



3 The Acres, Addingham, LS29 0LR
Asking Price Of £425,000





A HANDSOME DETACHED HOME PROVIDING SPACIOUS FOUR BEDROOMED / TWO BATHROOM ACCOMMODATION OCCUPYING A LOVELY PLOT WHICH FEATURES BEAUTIFULLY MAINTAINED GARDENS TO THE FRONT AND REAR

Situated within a secluded cul de sac but still within a brief walk of Addingham village centre, 3 The Acres enjoys a pleasant outlook towards Addingham Moorside. The ground floor accommodation comprises an entrance hall with adjoining cloakroom, sitting room, garden room and a kitchen. The first floor includes a master bedroom with en suite facilities, second double bedroom, two further bedrooms and a bathroom. To the front of the property is a south facing lawned garden whilst to the rear is a charming garden featuring colourful flower beds, upper and lower paved seating areas, lawned area and a lovely view of Addingham Moorside. Double garage and paved driveway.

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 HALL 8' 11" x 6' 5" (2.72m x 1.96m) An inviting entrance hall including a useful recessed cloaks cupboard with additional store cupboards over. Window to the front elevation.

CLOAKROOM Comprising a hand wash basin and a low suite wc. Window to the front elevation.

SITTING ROOM 15' 3" x 12' 10" (4.65m x 3.91m) Featuring a gas fire and ceiling coving. Window to the front elevation.

UNDER STAIRS STORE ROOM 6' 5" x 6' 2" (1.96m x 1.88m)
Accessed via the sitting room.

GARDEN ROOM 18' 3" x 10' 7" (5.56m x 3.23m) An excellent second reception room including a sliding door providing direct access to the rear garden. Window to the side elevation.

KITCHEN 11' 2" x 9' 7" (3.4m x 2.92m) Comprising a good range of base and wall units with co-ordinating work surfaces and tiled splashback, stainless steel sink with mixer tap. Appliances include a Belling oven and grill, four ring Hotpoint hob with cooker hood over, plumbing for an automatic washing machine and a dishwasher and space for a fridge freezer. Recessed spotlights. Window to the rear elevation. Door to the side elevation which leads out to the driveway.

FIRST FLOOR

LANDING With a linen cupboard housing the water cylinder. Window to the side elevation.

MASTER BEDROOM 13' 5" x 11' 1" (4.09m x 3.38m) A good sized double bedroom with a window to the front elevation providing a fantastic view over the village towards Addingham Moorside.

EN SUITE SHOWER ROOM Comprising a walk-in shower with folding glass door and hand wash basin. Window to the front elevation.

BEDROOM TWO 11' 4" x 8' 5" (3.45m x 2.57m) With a window to the rear elevation providing a pleasant outlook over the rear garden.

BEDROOM THREE 9' 1" x 8' 3" (2.77m x 2.51m) With a window to the front elevation.

BEDROOM FOUR / STUDY 8' 4" x 6' 11" (2.54m x 2.11m) With a window to the rear elevation.

BATHROOM 8' 3" x 6' 0" (2.51m x 1.83m) Comprising a bath, hand wash basin, bidet and a low suite wc. Heated towel rail. Window to the side elevation.

OUTSIDE DOUBLE GARAGE 16' 5" x 15' 2" (5m x 4.62m)
Accessed via an up and over door. Light and power.
To the side of the property is a paved driveway providing ample off street parking.

GARDEN To the front of the property is a manicured south facing lawned garden with colourful flower beds. To the rear of the property is a beautifully maintained garden. Principally lawned with well stocked flower and shrub borders. There are upper and lower paved seating areas. Glimpses of Addingham Moorside can be enjoyed from the upper part of the garden.

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 Dale Eddison's Ilkley office on The Grove, leave Ilkley on the A65 Skipton Road. Approaching Addingham turn right into the village at the bottom of the bypass and proceed along Main Street, turning right into Bolton Road. The Acres can then be found on the right hand side and number 3 is located towards the head of the cul de sac 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.





3 THE ACRES

APPROXIMATE GROSS INTERNAL AREA
117.3 SQ M / 1263 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.

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	62	74
1-20	G		
Not energy efficient - higher running costs			
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.