



# High House Mews, Addingham

Asking Price Of £335,000







# 6 High House Mews

## Addingham

### LS29 0SJ

**A CHARMING TWO BEDROOMED MID-TERRACE RETIREMENT COTTAGE WITH A GARAGE, FORMING PART OF A HIGHLY REGARDED DEVELOPMENT FOR THE OVER 50s, WITH BEAUTIFULLY MAINTAINED AND PRINCIPALLY LAWNED COMMUNAL GROUNDS, LOCATED JUST OFF ADDINGHAM MAIN STREET**

Dating from the late 1990s, High House Mews is an exclusive development of thoughtfully designed retirement properties that provide a perfect balance of independent living and close-knit community. The ground floor accommodation comprises a private entrance hall, cloakroom, light and airy sitting room, dining room and a well-appointed kitchen, whilst to the first floor there are two double bedrooms and a shower room. Externally 6 High House Mews includes a useful garage located just a short walk from the property itself. High House Mews stands in beautifully maintained communal grounds for the residents use.

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. 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 smartly presented accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes comprises:

#### **GROUND FLOOR**

**ENTRANCE HALL** 11' 9" x 6' 5" (3.58m x 1.96m) A welcoming entrance hall with a window to the front elevation, ceiling cornice and a useful understairs store cupboard.





**CLOAKROOM** 6' 6" x 4' 11" (1.98m x 1.5m) Fitted with a white suite comprising a hand wash basin, low suite w.c. and heated towel rail.

**SITTING ROOM** 19' 2" x 10' 10" (5.84m x 3.3m) Double doors from the entrance hall lead into this lovely, light and airy sitting room with a feature marble fireplace and hearth housing the living flame gas fire. Two wall light points and ceiling cornice. Window to the front elevation with a lovely outlook over the stunning communal gardens. Door leading to:

**DINING ROOM** 9' 11" x 9' 7" (Maximum) (3.02m x 2.92m) With French doors to the rear elevation opening to the communal gardens. Two wall light points and ceiling cornice.

**KITCHEN** 12' 1" x 7' 8" (3.68m x 2.34m) Fitted with an extensive range of base and wall units, coordinating work surfaces, concealed lighting and tiled splashbacks. Integrated appliances including a CDA oven, CDA microwave oven, CDA four ring gas hob with cooker hood over. Plumbing for an automatic washing machine. Recessed pantry cupboard. Wall mounted Glow Worm gas fired central heating boiler. Window to the rear elevation.

## FIRST FLOOR

**LANDING** A spacious landing with an airing cupboard and access to the roof void.

**BEDROOM ONE** 14' 2" x 12' 8" (4.32m x 3.86m) With a range of fitted wardrobes and recessed store cupboards with hanging space. Window to the front elevation with a lovely outlook over the communal gardens.

**BEDROOM TWO** 15' 5" x 9' 2" (4.7m x 2.79m) With a recessed wardrobe and useful, deep undereaves store cupboard. Window to the rear elevation.

**SHOWER ROOM** 8' 1" x 5' 5" (2.46m x 1.65m) Fitted with a white suite comprising a walk-in shower with folding glass doors, hand wash basin and low suite w.c. Heated towel rail. Velux window.

## OUTSIDE

**GARAGE** 16' 4" x 8' 2" (4.98m x 2.49m) Located just a short walk from the property there is a single garage with an up and over door.

**COMMUNAL GARDENS** High House Mews is set in stunning and beautifully maintained communal gardens for the residents use.

**TENURE** We are advised by our clients that the property is leasehold with the balance of 999 years from the 1st August 1990. We are advised that the current ground rent is £25 per annum.

**SERVICE CHARGE** We are advised the current service charge is £1,488 per annum which includes the maintenance of the communal grounds, external window cleaning, external painting and buildings insurance.

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

Please be aware whilst restrictions surrounding Covid 19 were relaxed on Monday 19th July, we reserve the right to request that masks be worn and social distancing measures observed, if requested by the owner of the property.

**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.

**LOCATION** Travelling westwards on the A65 Skipton Road, take the first exit into Addingham village at the bottom of the by-pass. Proceed passing the Cricket Club on the left hand side. The entrance to High House Mews is found on the right hand side opposite Addingham Memorial Hall.

**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

 = REDUCED HEADROOM  
BELOW 1.5 m / 5'0



FIRST FLOOR

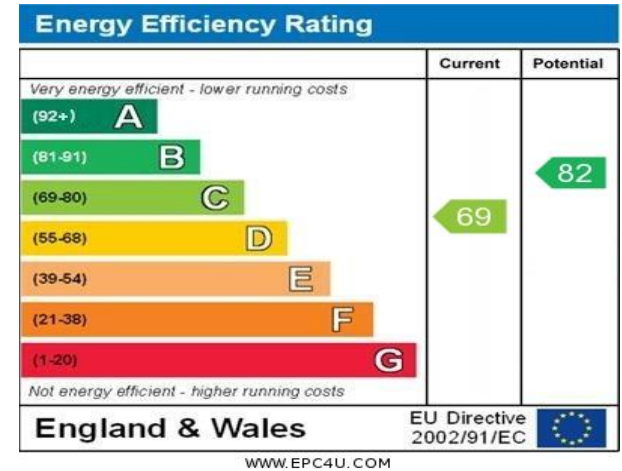
## 6 HIGH HOUSE MEWS

APPROXIMATE GROSS INTERNAL AREA = 92.32 SQ M / 994 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.



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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.