



Aynholme Close, Addingham
Asking Price Of £265,000





12 Aynholme Close

Addingham

LS29 0NN

A WELL PROPORTIONED TWO BEDROOMED END TERRACE HOME ARRANGED OVER TWO FLOORS AND BENEFITTING FROM A LARGE ENCLOSED REAR GARDEN, QUIETLY SITUATED WITHIN A SECLUDED CUL DE SAC WITHIN THE HEART OF THE VILLAGE

Located within level walking distance of village centre amenities, this end terraced property would now benefit from modernisation throughout. The property comprises an entrance hall, sitting room with a dining area, kitchen and utility room to the ground floor whilst at first floor level there are two double bedrooms and a house bathroom. The property stands on a deceptively spacious plot with a front lawned garden and large private south eastly facing enclosed rear garden.

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 WARM AIR CENTRAL HEATING and DOUBLE GLAZING and with approximate room sizes, comprises:-

GROUND FLOOR

ENTRANCE HALL 10' 1" x 5' 11" (3.07m x 1.8m) Accessed via a part glazed entrance door with a window to the side elevation and stairs to the first floor. Under stairs cupboard housing the gas fired warm air central heating boiler.



SITTING ROOM 12' 13" x 10' 0" (3.99m x 3.05m) A light and airy sitting room with an electric fireplace and wooden surround. Window to the front elevation over looking the front garden. Ceiling cornice. Archway leading to:

DINING AREA 8' 9" x 8' 6" (2.67m x 2.59m) With a window to rear elevation over looking the well maintained rear garden. Ceiling cornice.

KITCHEN 11' 0" x 7' 5" (3.35m x 2.26m) Comprising a range of base and wall units with co-ordinating work surfaces and an inset stainless steel one and a half bowl sink. Freestanding electric cooker with hood over and a window to rear elevation. Useful pantry cupboard with fitted shelves and a window into the utility room.

UTILITY ROOM 7' 11" x 7' 10" (2.41m x 2.39m) Comprising a range of wall units with plumbing for a washing machine, space for a tumble dryer and free standing fridge freezer. Window to the front elevation and a door leading to the rear garden.

FIRST FLOOR

LANDING With a window to the side elevation and a cupboard housing the hot water cylinder. Access to the loft via a hatch. Potential to create a loft conversion, subject to planning permission.

BEDROOM ONE 16' 4" x 9' 1" Max (4.98m x 2.77m) A generous double bedroom with a storage cupboard and two windows to the front elevation.

BEDROOM TWO 11' 11" x 8' 3" Plus Entry Recess (3.63m x 2.51m) A further double bedroom with a range of fitted wardrobes and a dressing table. Window to the rear. Ceiling coving.

BATHROOM 7' 7" x 5' 6" (2.31m x 1.68m) A white suite comprising a panelled bath with shower over, pedestal hand wash basin and low suite wc. Tiling to the walls and window to two elevations.

OUTSIDE Accessed via a gate, to the front of the property is a lawn area with shrub borders. A paved side path leads to the enclosed large rear garden comprising a level lawn, flagged seating area, flower beds and mature shrubs.

VIEWING ARRANGMENTS 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.

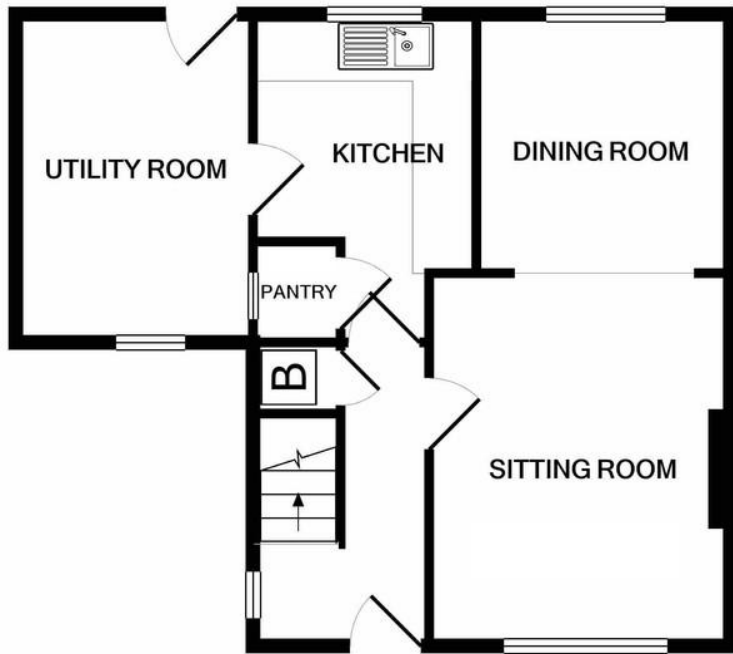
TENURE We understand the property is Freehold

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. Carry along Bolton Road and then turning right onto Ayneholme Drive, Aynholme close can be found on the left hand side. Number 12 is located towards the bottom of the cul de sac on the right hand side and will be marked by a Dale Eddison for sale board.

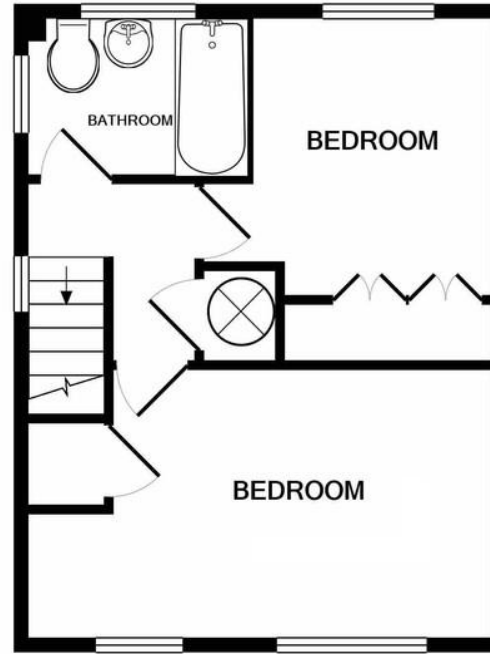
MONEY LAUNDERING REGULATIONS Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist 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



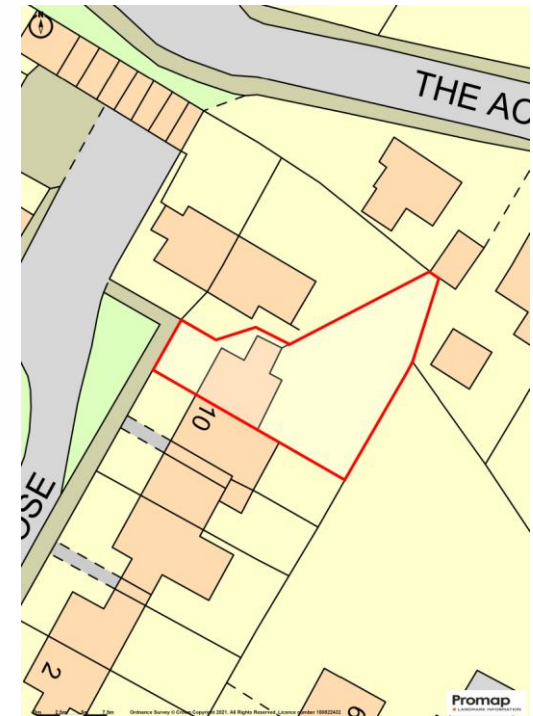
FIRST FLOOR

12 AYNHOLME CLOSE

Approximate gross internal floor area: 72 sq m / 225 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 52 E | |
| 21-38 | F | | |
| 1-20 | G | | |



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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.