



Ridleys Fold, Addingham
Asking Price Of £159,950





14 Ridleys Fold

Addingham

LS29 0SQ

A BEAUTIFULLY PRESENTED SECOND FLOOR APARTMENT PROVIDING WELL PROPORTIONED ONE BEDROOMED ACCOMMODATION HAVING A GARAGE AND OFF STREET PARKING FOR A SMALL CAR

Nestled within a peaceful cul de sac, yet still within a brief walk of Addingham Main Street, 14 Ridleys Fold forms part of a small block of purpose built apartments which stands within lovely communal gardens. With fantastic views over open fields and towards Beamsley Beacon, the accommodation comprises a private entrance hall, light and airy sitting room, well appointed kitchen, double bedroom with Juliet balcony and a bathroom. The property includes a useful garage and to the front of the garage is a parking space for a small car.



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**, **SEALED UNIT DOUBLE GLAZING** and with approximate room sizes, comprises:-

GROUND FLOOR
COMMUNAL ENTRANCE Including a communal store cupboard.

SECOND FLOOR

PRIVATE ENTRANCE HALL 10' 5" x 4' 6" (3.18m x 1.37m) An inviting entrance hall featuring a useful recessed cloaks cupboard. Telephone entry system linked to the communal entrance. A hatch provides access to the roof void.

SITTING ROOM 13' 4" x 13' 0" (4.06m x 3.96m) Accessed via a pair of glazed double doors from the entrance hall. Window to the front elevation which provides a fantastic view over the rooftops and towards Beamsley Beacon.

KITCHEN 13' 4" x 8' 9" (4.06m x 2.67m) Comprising a good range of base and wall units with co-ordinating work surfaces. Appliances include a Beko oven, four ring gas hob with cooker hood over, plumbing for an automatic washing machine and space for an under counter fridge and freezer. A pair of French doors open inwards to create a Juliet balcony and provides a pleasant outlook over the communal grounds. Wall mounted Worcester gas fired central heating boiler.

BEDROOM 11' 6" x 9' 8" (3.51m x 2.95m) An ample double bedroom including a range of recessed wardrobes. A pair of French doors open inwards to create a Juliet balcony enjoying a picturesque outlook over open fields and towards Burnside Mill.

BATHROOM 8' 0" x 6' 5" (2.44m x 1.96m) Smartly presented and comprising a bath with shower attachment and glass screen, hand wash basin and a low suite wc. Heated towel rail. Window to the rear elevation.

OUTSIDE

GARAGE 18' 7" x 8' 10" (5.66m x 2.69m) Accessed via an up and over door. Light and power.

COMMUNAL GROUNDS 14 Ridleys Fold stands within beautifully maintained and principally lawned communal gardens.

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.

TENURE Leasehold with the balance of a 999 year lease from October 1990.

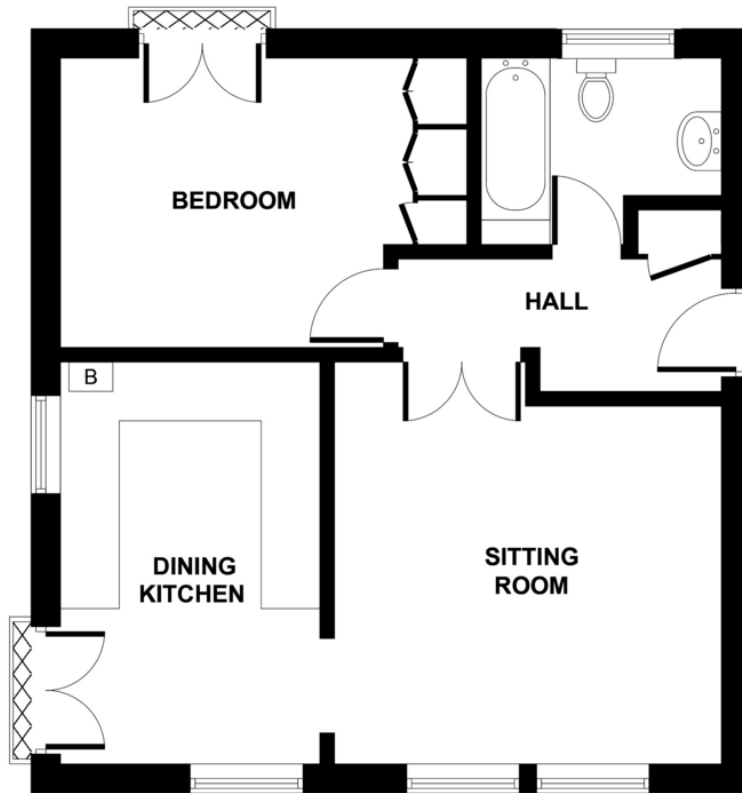
SERVICE CHARGE We are advised that the service charge is £65 per calendar month. This block of four apartments is managed by Ridleys Fold management company and each of the four owners own a share of the freehold and are directors in this company.

LOCATION When approaching Addingham on the A65 from Ilkley turn right into the village at the beginning of the bypass. Proceed along Main Street before turning left into Old Station Way and then take the first right hand turn into Ridleys Fold. Number 14 is located at the top of the cul de sac.

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.






14 RIDLEYS FOLD

APPROXIMATE GROSS INTERNAL AREA = 49.1 SQ M / 528 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 801516)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(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.