



**Main Street, Addingham**  
Asking Price Of £350,000





## 2 Parry Barn

46B Main Street  
Addingham  
LS29 0PL

**A BEAUTIFULLY PRESENTED THREE BEDROOMED BARN CONVERSION FULL OF CHARACTER PROVIDING THOUGHTFULLY DESIGNED ACCOMMODATION ARRANGED OVER TWO FLOORS FEATURING AN OUTSTANDING GARDEN AND OFF STREET PARKING SPACE**

Making up one half of a charming barn which was thoroughly renovated in 2015, 2 Parry Barn is located at the very heart of Addingham village. An outstanding feature is the immaculately presented, two tiered, rear garden along with an off street parking space. The ground floor accommodation features under floor heating and comprises an inviting entrance hall with cloakroom, sitting room and a well appointed kitchen. The first floor includes two ample double bedrooms, a third bedroom, smartly presented house bathroom and a useful boarded roof void.

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** 12' 5" x 5' 11" (3.78m x 1.8m) Having a useful under stairs store cupboard. Tiled floor with under floor heating.



**CLOAKROOM** With a hand wash basin set within a vanity unit and a low suite wc. Under floor heating.

**SITTING ROOM** 17' 5" x 12' 6" (5.31m x 3.81m) This reception room is filled with natural light via a large corner window overlooking Addingham Main Street and an additional window over the front elevation. Space for both living and dining areas. Under floor heating.

**KITCHEN** 10' 10" x 7' 3" (3.3m x 2.21m) Beautifully presented and comprises a good range of base and wall units with concealed LED lighting and co-ordinating timber worktops. Integrated appliances include a Siemens oven and grill, Siemens four ring ceramic hob with cooker hood over, fridge freezer, slimline dishwasher and a Zanussi automatic washing machine. A cupboard houses the Glow Worm gas fired central heating boiler. Under floor heating and recessed spotlights. Window to the rear elevation.

## FIRST FLOOR

**LANDING** With a loft hatch providing access to a boarded roof void.

**BEDROOM ONE** 12' 11" x 10' 9" (3.94m x 3.28m) An ample double bedroom with a dual aspect and skylight.

**BEDROOM TWO** 11' 2" x 6' 5" (3.4m x 1.96m) Including a window to the rear elevation.

**BEDROOM THREE** 9' 4" x 6' 3" (2.84m x 1.91m) With a window to the front elevation.

**BATHROOM** 7' 8" x 6' 4" (2.34m x 1.93m) Smartly presented and comprising a P shaped bath with rainfall shower head, additional shower attachment and glass screen, hand wash basin set within vanity unit and a low suite wc. Heated towel rail. Useful recessed linen cupboard and recessed spotlights. Window to the rear elevation.

## OUTSIDE

**PARKING** The property includes one allocated off street parking space.

**GARDEN** 2 Parry Barn features a fantastic two tiered rear garden. The lower garden is a pleasant paved seating area enclosed by iron railings. Stone steps lead to the upper garden which consists of a principally lawned area with flower border and an elevated paved seating area. Two timber garden sheds. Additional decked seating area.

**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** We understand the property to be Freehold.

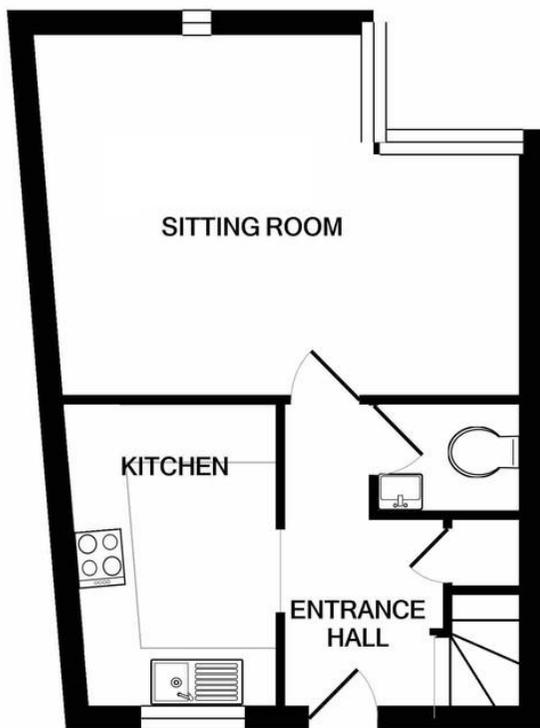
**LOCATION** From Ilkley travel westwards on the A65 Skipton Road towards Addingham and at the beginning of the bypass turn right into the village. Continue along Main Street and proceed through the village, passing The Fleece public house on the right hand side. Continue for approximately a quarter of a mile where the property can then be found on the right hand side just before The Sailor public house on the left hand side.

## MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

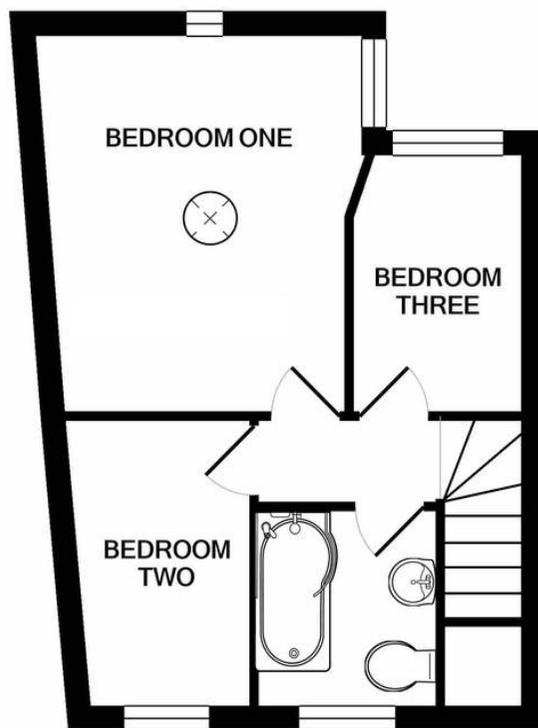
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there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

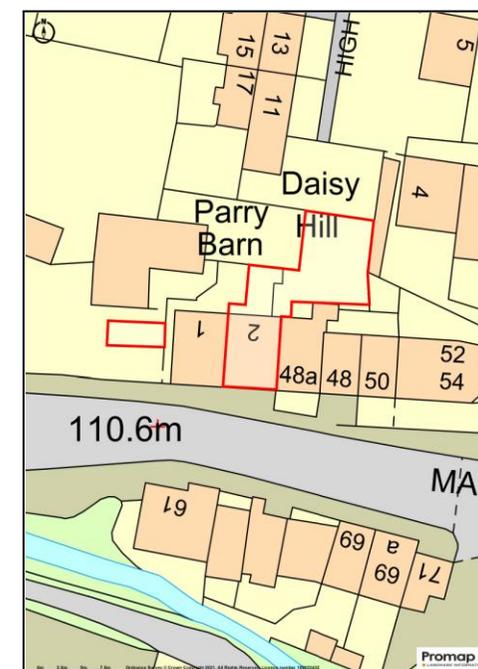


FIRST FLOOR

## 2 PARRY BARN, 46B MAIN STREET

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			93
(81-91) B		80	
(69-80) C			
(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	



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