



Orchard Lane, Addingham
Asking Price Of £275,000





8 Orchard Lane

Addingham

LS29 0SE

A CHARMING MID-TERRACED COTTAGE PROVIDING TWO BEDROOMED ACCOMMODATION WITH A PLEASANT REAR GARDEN AND OFF ROAD PARKING LOCATED IN A QUIET CUL-DE-SAC WITHIN A SHORT WALK OF THE VILLAGE CENTRE

Located in a popular and established neighbourhood within a short walk of nearby village amenities, this attractive modern stone cottage provides easily managed and well proportioned accommodation. The property incorporates a welcoming hallway, a sitting room, a conservatory and fitted kitchen on the ground floor whilst at first floor level there are two good sized bedrooms and a shower room. To the rear of the house is an enclosed garden area, mostly hard landscaped for ease of maintenance. The property has the benefit of off-road parking to the front, together with an additional off-road parking space.

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 with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:-

GROUND FLOOR

ENTRANCE HALL 4' 10" x 4' 2" (1.47m x 1.27m) Accessed via entrance door, plus recessed storage cupboard housing the electrics.



AN ARCHWAY LEADS TO:-

KITCHEN 9' 7" x 6' 3" (2.92m x 1.91m) Comprising a range of base and wall units with coordinating work surfaces, stainless steel sink and tiled splashback. Appliances include, Zanussi oven, four ring Hotpoint gas hob with hood over. Hotpoint washing machine and space for a fridge freezer. Wall mounted Ideal gas fired central heating boiler. With window overlooking rear garden.

SITTING ROOM 14' 10" Max x 13' 0" (4.52m x 3.96m) A light and airy sitting room featuring a living flame gas fire with marble hearth and decorative surround and mantle. Two wall light points, ceiling cornice and window to the front elevation. With useful under stairs storage cupboard. A pair of glazed doors leads to:

CONSERVATORY 11' 4" x 6' 4" (3.45m x 1.93m) A versatile room with glazed doors leading to the rear garden. Tiling to floors and with exposed stone feature wall.

FIRST FLOOR

LANDING Window to rear and access to loft via hatch.

BEDROOM ONE 14' 10" Max x 9' 8" (4.52m x 2.95m) A bright dual aspect double bedroom with window overlooking the rear garden and front elevation.

BEDROOM TWO 9' 9" x 5' 11" (2.97m x 1.8m) With window to front elevation and with recessed wardrobe.

SHOWER ROOM 6' 5" x 5' 5" (1.96m x 1.65m) A white suite comprising a corner shower cubicle with glass door, Mira electric shower, pedestal hand wash basin and low suite wc. Part tiling to the walls and window to the rear elevation.

OUTSIDE

GARDENS To the front of the property, there is a low maintenance gravelled area with mature shrubs. To the rear there is a paved seating area perfect for al fresco dining, part gravelled area and shrub borders.

PARKING To the front there is a low maintenance block paved driveway with off-road parking. To the side of the property there is a separate allocated parking space.

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.

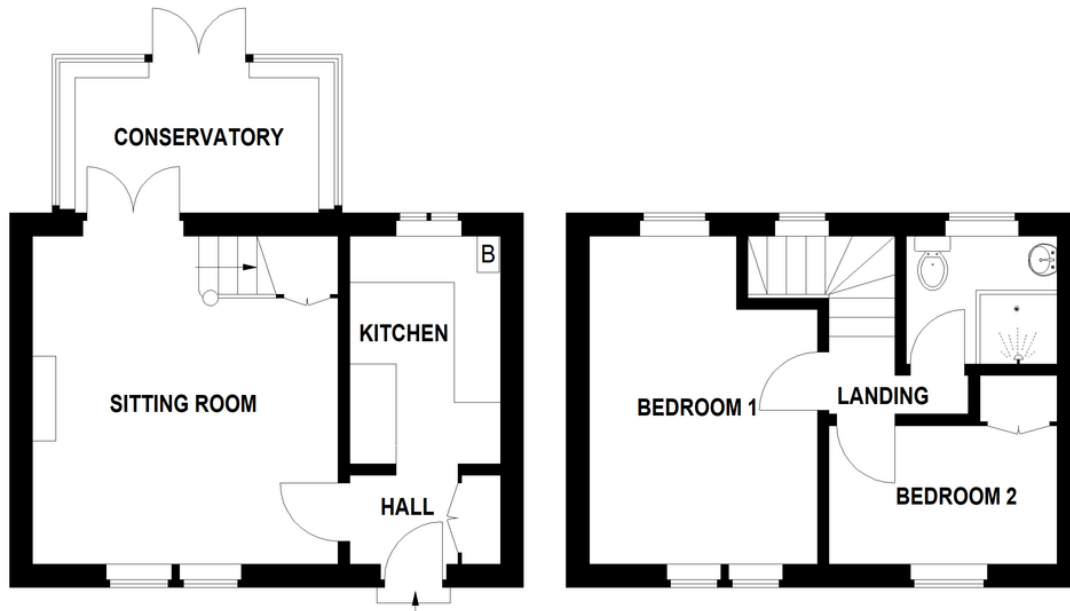
TENURE We understand the property to be Freehold.

LOCATION From Ilkley travel in a westward direction on the A65 Skipton Road and at the beginning of Addingham bypass turn right onto Main Street. Continue along Main Street and once past the cricket club on the left-hand side turn sharply right onto Church Street and then take the first turning into Orchard Lane. Number 8 is located on the right hand side 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 Financial Services Linley and Simpson Sales Limited and Dale Eddison 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. We receive a maximum of £30 per referral.





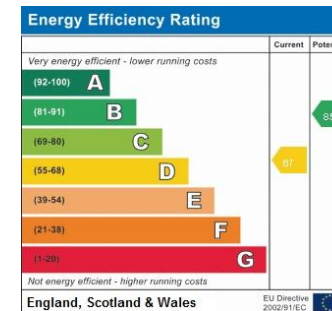
8 ORCHARD LANE

APPROXIMATE GROSS INTERNAL AREA = 58.3 SQ M / 627 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 819074)



**Dale
Eddison**

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.

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