



North Street, Addingham
Asking Price Of £249,950





10 North Street

Addingham

LS29 0QY

A CHARMING NEWLY RENOVATED COTTAGE OCCUPYING A FANTASTIC POSITION WITHIN ADDINGHAM VILLAGE, BEING ONLY A BRIEF STROLL OF ADDINGHAM MAIN STREET AND SCENIC RIVERSIDE WALKS

With the famous Bolton Abbey Estate only a few minutes' drive away, this delightful semi-detached cottage has been thoughtfully renovated by the current owners and provides beautifully appointed two bedroomed accommodation. The ground floor comprises an inviting, open plan living area and a highly equipped kitchen whilst the first floor features two bedrooms and a particularly impressive bathroom.



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

OPEN PLAN LIVING AREA 21' 3" x 12' 8" (6.48m x 3.86m)

Comprising:-

SITTING ROOM A superb open plan reception area and includes windows to the front and side elevations with fitted plantation shutters. High quality laminate wood flooring. Useful understairs store cupboard.

ADJOINING KITCHEN Newly installed and incredibly well appointed and comprising a good range of base and wall units with co-ordinating timber worktops and breakfast bar. Integrated Hotpoint appliances include an oven, additional microwave oven, four ring Induction hob, washer / dryer, dishwasher and an instant boiling water tap. Belfast sink. Window to the rear elevation.

FIRST FLOOR

BEDROOM ONE 9' 2" x 9' 1" (2.79m x 2.77m) A lovely double bedroom including a recessed wardrobe with useful store cupboard over. Window to the front elevation providing a pleasant outlook over the village and towards Addingham Moorside.

BEDROOM TWO 12' 2" x 6' 4" (3.71m x 1.93m) With a window to the rear elevation.

BATHROOM 9' 2" x 5' 6" (2.79m x 1.68m) An outstanding feature of the property is the extremely smart bathroom which comprises a stand-alone bath, walk-in rainfall shower with additional shower attachment and sliding glass doors, hand wash basin set within vanity unit and a low suite wc. Heated towel rail and recessed spotlights. Window to the rear elevation.

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 is Freehold.

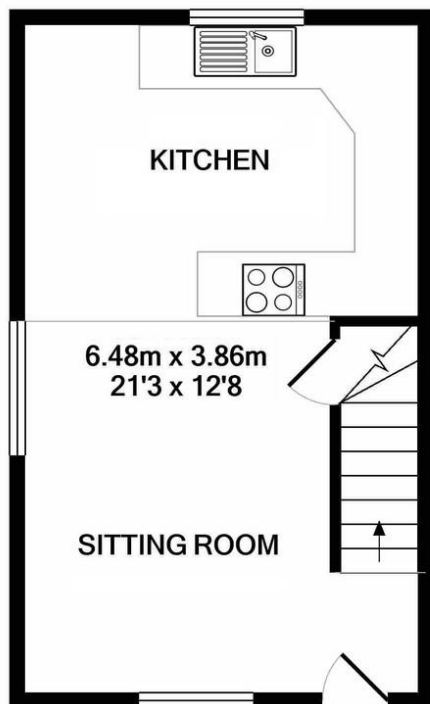
LOCATION Approaching Addingham from Ilkley at the bottom of the bypass, turn right off the A65 onto Main Street and then take the next right hand turning into Church Street. Continue past St Peters Church on the right and follow the road round to the right into North Street. The property can be found on the right hand side just before the road bends round to the left. The property will be marked by a Dale Eddison for sale board.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

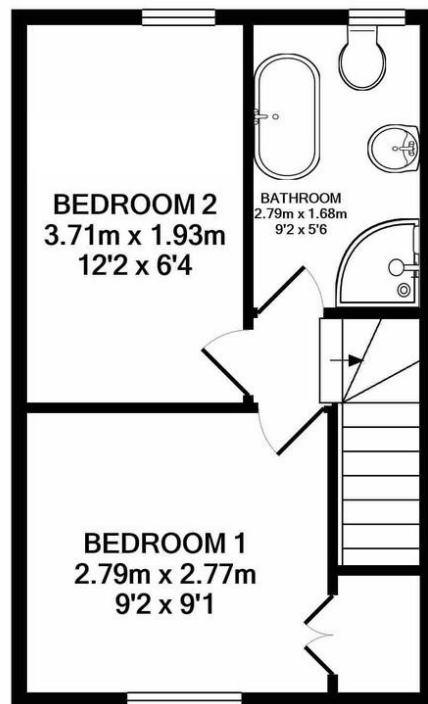
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there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





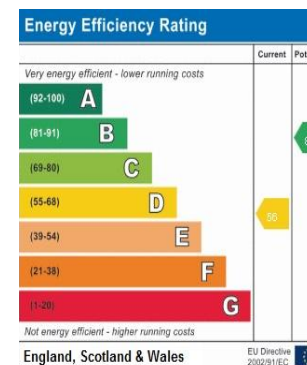
GROUND FLOOR



FIRST FLOOR

10 North Street
approximate gross internal floor area
51 sqm / 548.9 sqft

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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**Dale
Eddison**

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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.