



3 Sawyers Garth, Addingham, LS29 0RZ
Asking Price Of £459,500





A DELIGHTFUL STONE BUILT THREE BEDROOMED COTTAGE OFFERING LIGHT AND AIRY ACCOMMODATION WITH A BEAUTIFULLY MAINTAINED AND ENCLOSED SOUTH FACING GARDEN

Merry End Cottage is an impressive three bedroomed cottage located within a small cul de sac with a delightful enclosed south facing garden and a short level walk to the village centre amenities. The smartly presented accommodation, recently modernised by the current owner, comprises a welcoming reception hall, cloakroom, sitting room with a gas stove and open plan dining kitchen. To the first floor there is a split-level landing, a principal bedroom with a modern en-suite shower room, two further double bedrooms and a modern house bathroom. The property is set in beautifully maintained gardens, to the front there are colourful pebbled and flagged borders, whilst to the rear is a private and enclosed south facing garden with a flagged patio and large feature flower bed. There is a single garage and block paved driveway to the front.

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

GROUND FLOOR

COVERED ENTRANCE

RECEPTION HALL 14' 1" Max x 3' 6" Max (4.29m x 1.07m)
Accessed via a part glazed entrance door, a welcoming reception hall with beautiful wooden stairs to the first floor and a useful understairs storage cupboard. Wood effect flooring.



SITTING ROOM 13' 11" Max x 11' 11" Max (4.24m x 3.63m)

A delightful sitting room featuring a gas stove with slate hearth. Painted beams and wood effect flooring. Window to the front elevation overlooking the beautifully maintained front garden.

DINING KITCHEN 18' 0" x 9' 0" (5.49m x 2.74m) A superb dining kitchen with a wood effect flooring comprises a range of base and wall units with co-ordinating work surfaces and a stainless steel one and a half bowl sink. Integrated Bosch appliances include a five-ring gas hob with hood over, double oven, microwave, slimline dishwasher and washing machine. A larder cabinet houses the Bosch freestanding American style fridge freezer and a pull-out larder unit. Wine rack and electric plinth heater. A window to the rear and a pair of glazed French doors lead out from the dining area to the beautifully maintained rear garden.

CLOAKROOM 6' 3" x 2' 9" (1.91m x 0.84m) Including a low suite w.c. and hand wash basin with cupboard beneath. Tiling to the floor and a window to the side elevation.

FIRST FLOOR

LANDING A split level landing with access to the part boarded roof void. Wood effect flooring.

BEDROOM ONE 12' 3" x 10' 11" (3.73m x 3.33m) A light and airy double bedroom with a range of fitted wardrobes, chest of drawers and pair of bedside tables. Two windows to the front elevation. Wood effect flooring.

EN-SUITE SHOWER ROOM 7' 10" x 3' 3" (2.39m x 0.99m) Fitted with a modern white suite comprising a shower stall, wall mounted wash basin, low suite w.c. and a chrome heated towel rail. Tiling to the floor and walls. Window to the side elevation.

BEDROOM TWO 13' 8" x 8' 5" (4.17m x 2.57m) Another double bedroom with recessed wardrobes and airing cupboard housing the hot water cylinder. Exposed purlins. Large Velux roof light window to the front elevation.

BEDROOM THREE 12' 0" x 10' 5" (3.66m x 3.18m) A spacious and versatile room which is currently being used as a home office. Window to the rear overlooking the well-maintained rear garden.

HOUSE BATHROOM 7' 1" x 5' 6" (2.16m x 1.68m)

A beautifully modernised house bathroom including a decorative panelled bath with handheld shower over, a vanity unit comprising a hand wash basin with cupboard beneath, low suite w.c. and further storage cupboard. Chrome heated towel rail. Part tiling to the walls and wood effect flooring. Window to the rear elevation.

OUTSIDE GARAGE 19' 7" x 8' 6" (5.97m x 2.59m) With an electric up and over door. Wall mounted Ideal gas fired central heating boiler. Light, power and water. Window and door to the rear garden.

DRIVEWAY To the front of the garage there is a block paved driveway providing off-road parking.

GARDENS Merry End Cottage is set in beautifully maintained gardens, to the front there is an easily maintained pebble area edged by small shrub borders. To the rear there is an enclosed and private south facing garden with a large, flagged patio ideal for Al Fresco dining, with a central circular flower bed and edged by raised shrub and plant borders. There is a garden gate giving access onto Church Street.

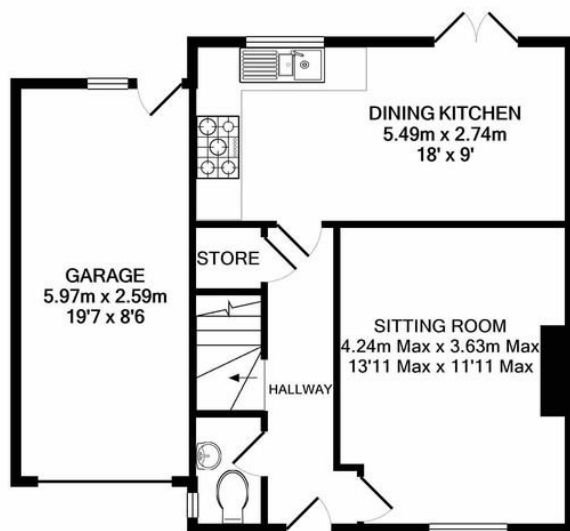
VIEWING ARRANGEMENTS Strictly by prior appointment with Dale Edson's Ilkley office. Please be aware whilst restrictions surrounding Covid 19 were relaxed on Monday 19th July, we reserve the right to request that masks be worn and social distancing measures observed, if requested by the owner of the property.

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.

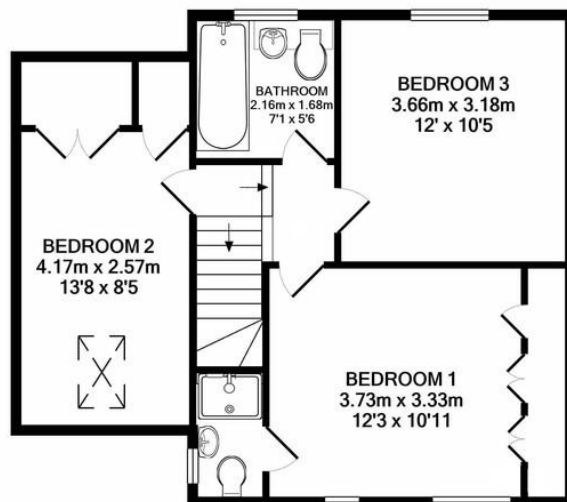
TENURE We understand the property to be Freehold.

LOCATION From Ilkley travel towards Addingham on the A65 Skipton Road and at the beginning of the Addingham bypass turn right into the village. Proceed along the Main Street and once past the cricket ground on the left-hand side turn sharp right into Church Street. Sawyers Garth is the second turning on the left, Merry End Cottage is the second property on the right-hand side.





GROUND FLOOR

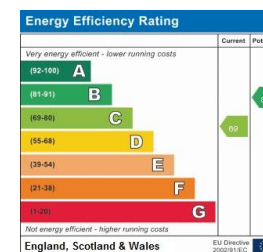


1ST FLOOR

3 Sawyers Garth

Approximate gross internal floor area
92 sqm / 990.2 sq ft

This plan is for reference only and is in accordance with FMA 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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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 Simps on 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.

**Dale
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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.