



Town Head Fold, Addingham
Asking Price Of £390,000





1 Town Head Fold

Addingham

LS29 0RU

A DELIGHTFUL THREE BEDROOMED DETACHED BUNGALOW NESTLED WITHIN A PEACEFUL CUL-DE-SAC, STANDING WITHIN A SUBSTANTIAL PLOT WITH BEAUTIFULLY MAINTAINED GARDENS TO THREE SIDES

Enjoying a lovely outlook over Addingham and towards Beamsley Beacon, this charming bungalow feels private and secluded whilst still being within walking distance of Addingham Main Street. The spacious accommodation comprises an entrance hall, through sitting room with fireplace, breakfast kitchen, two double bedrooms, single bedroom and a smartly presented bathroom. Manicured lawns and colourful rockeries wrap around three sides while the property also includes a garage.

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**

WELCOMING 'L' SHAPED RECEPTION HALL A welcoming reception hall with a cloaks cupboard housing the Glow Worm gas fired central heating boiler. Linen cupboard. Ceiling cornice. Access to the roof void.



SITTING ROOM AND ADJOINING DINING AREA 25' 10" x 12' 10" Maximum 3.91m) A lovely light and airy sitting room and adjoining dining area with windows to the front and rear elevations, the rear with views towards Beamsley Beacon. Fireplace with a wooden surround, marble interior and hearth, housing the living flame gas fire. Ceiling cornice.

BREAKFAST KITCHEN 12' 5" x 10' 1" (3.78m x 3.07m) Fitted with an extensive range of base and wall units, fitted shelves, glass fronted display cupboard, co-ordinating work surfaces, tiled splash backs and concealed lighting. Inset stainless steel sink unit. Integrated double oven, Hotpoint four ring ceramic hob with hood over. Plumbing for a washing machine, space for a freestanding fridge freezer and a dryer. Window to the rear elevation and door to the beautifully manicured rear garden.

BEDROOM ONE 12' 5" x 10' 11" (3.78m x 3.33m) A lovely bedroom with glimpses over the village towards Beamsley. Fitted mirror fronted wardrobes. Ceiling cornice.

BEDROOM TWO 10' 11" x 9' 2" (3.33m x 2.79m) Window to the front elevation. Recessed wardrobes and ceiling cornice.

BEDROOM THREE 9' 6" x 8' 0" (2.9m x 2.44m) Window to the rear elevation with a lovely outlook over the garden. Fitted wardrobes and ceiling cornice.

BATHROOM 8' 8" x 5' 7" (2.64m x 1.7m) Fitted with a modern white suite comprising a panelled bath with shower over and glass screen, wall mounted wash basin and inset low suite wc. Tiled walls and floor. Heated towel rail. Recessed lighting. Window to the front elevation.

OUTSIDE

GARAGE 17' 0" x 9' 5" (5.18m x 2.87m) With an up and over door. A shared driveway leads to the garage.

GARDEN The property is set in a good sized, well stocked manicured garden. To the rear there is an enclosed garden with a sizeable flagged patio, lawned area, shrub borders, greenhouse and garden shed, whilst to the front there are two lawned areas and shrub borders.

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.

COUNCIL TAX City of Bradford Metropolitan District Council Tax Band . For further details on Bradford Council Tax Charges please visit www.bradford.gov.uk or telephone them on 01274 432111.

VIEWING ARRANGEMENTS Strictly by prior appointment with Dale Eddison's Ilkley office.

Please be aware that we reserve the right to request that PPE be worn and social distancing measures observed, if requested by the owner of the property.

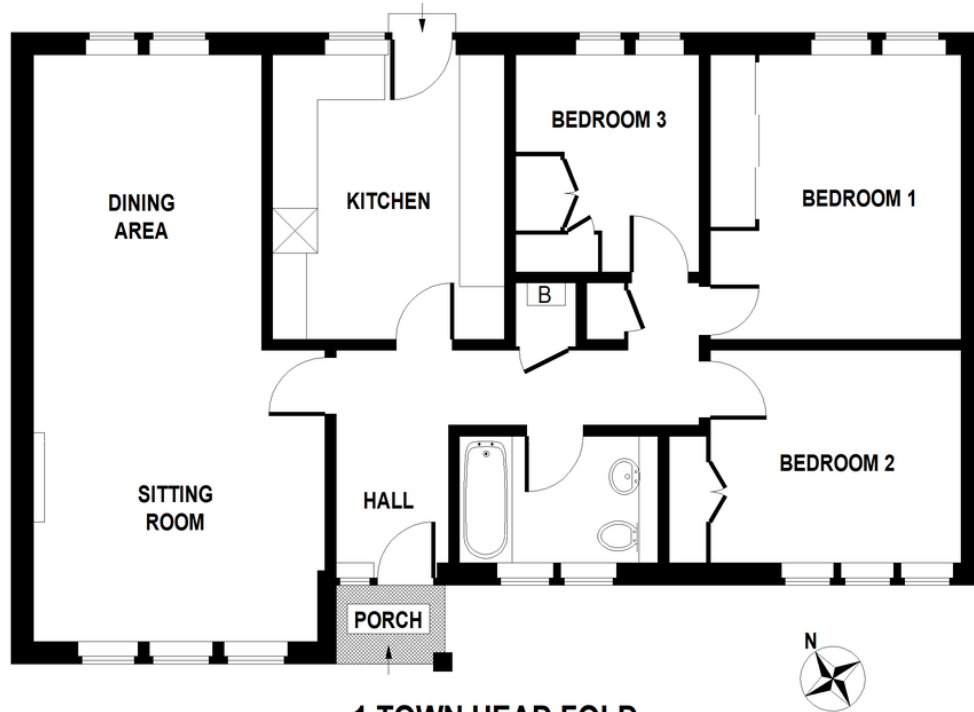
TENURE We are advised by our clients that the property is freehold.

LOCATION From Addingham Main Street proceed up to the top of the village, bearing left into Silsden Road. Turn left into Big Meadow Drive and second left into Coppy Road. Continue along and Town Head Fold is then located on the right 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 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.





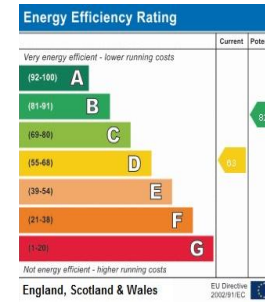
1 TOWN HEAD FOLD

APPROXIMATE GROSS INTERNAL AREA = 88.7 SQ M / 955 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 859267)



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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.