



7 Lime Close, Addingham, LS29 0TP
Asking Price Of £375,000

**Dale
Eddison**



A SMARTLY PRESENTED THREE BEDROOMED MID-TOWNHOUSE OFFERING GENEROUSLY PROPORTIONED ACCOMMODATION ON THE EDGE OF THIS SOUGHT AFTER VILLAGE WITH A SOUTH FACING LANDSCAPED GARDEN TO THE REAR

Located in a small cul-de-sac the versatile accommodation comprises to the ground floor, an entrance vestibule, dining kitchen, inner hall with cloakroom off, open plan south facing living and dining areas, family room/study and utility/store room. To the first floor there are three bedrooms, two with far reaching views over the village towards Beamsley and a smartly presented bathroom. Outside the driveway provides off-road parking for two cars. To the rear there is a landscaped south facing garden creating the perfect outdoor living or entertaining 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 smartly presented accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes comprises:

GROUND FLOOR

ENTRANCE VESTIBULE Stairs leading to the first floor.

KITCHEN 10' 8" x 9' 0" (3.25m x 2.74m) Fitted with a range of base and wall units, co-ordinating work surfaces incorporating an inset sink and mixer tap. Tiled splash backs and concealed lighting. Smeg five ring gas cooker, with a glass and stainless steel hood over. Space for a freestanding fridge freezer. Hisense integrated dishwasher. Recessed lighting. Window to the front elevation.

INNER HALL 5' 2" x 3' 2" (1.57m x 0.97m) Polished wood floor. Understairs store cupboard.



CLOAKROOM 4' 3" x 3' 2" (1.3m x 0.97m) Fitted with a white low suite wc. And pedestal wash basin. Laminate wood floor.

OPEN PLAN LIVING/DINING AREA 22' 9" x 15' 3" Maximum (6.93m x 4.65m) A lovely light and airy living/dining area with a patio door leading onto the south facing rear garden. Polished wood floor. Fireplace with a slate interior and hearth, housing the living flame gas fire. Recessed lighting. Ceiling cornice. Window overlooking the rear garden.

PLAYROOM/STUDY 11' 3" x 9' 4" (3.43m x 2.84m) A versatile room currently used as a home office and playroom. Fitted cupboard housing the Logic gas fired central heating boiler. Fitted shelves. Door to:

UTILITY/STORE ROOM 9' 5" x 5' 9" (2.87m x 1.75m) With an up and over door. Plumbing for a washing machine and space for a dryer.

FIRST FLOOR LANDING

BEDROOM ONE 12' 1" x 11' 5" (3.68m x 3.48m) With mirror fronted recessed wardrobes and a window to the front elevation with far reaching views over the village towards Beamsley.

BEDROOM TWO 13' 2" x 11' 0" (4.01m x 3.35m) Limited headroom. Fitted cupboards. Window to the rear elevation.

BEDROOM THREE 11' 8" x 9' 1" (3.56m x 2.77m) Window to the front elevation with far reaching views over the village towards Beamsley. Recessed shelved cupboard. Dado rail. Ladder access to the part boarded roof void.

BATHROOM 10' 11" x 7' 3" Maximum (3.33m x 2.21m) Fitted with a white suite comprising a panelled bath with shower over and glass screen, pedestal wash basin and low suite wc. Part-tiled walls. Tiled floor. Store cupboard. Recess lighting. Heated towel rail.

OUTSIDE

GARDEN To the rear of the property there is a delightful enclosed south facing tiered garden. The flagged patio area with external power supply is the ideal space for outside relaxation, steps lead to a pebbled terrace and decked area beyond.

DRIVEWAY To the front of the property there is a driveway providing off-road parking for two cars.

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 D. 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.

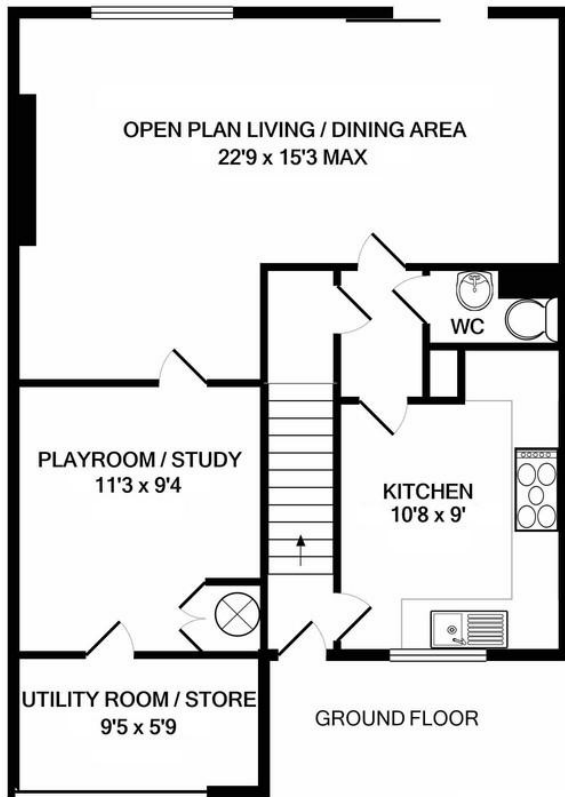
TENURE We are informed by our clients that the property is freehold.

LOCATION From Ilkley take the A65 to Addingham and travel along the bypass to the roundabout. Turn right into Silsden Road and right again into Big Meadow Drive. After approximately 400 metres, take the first right into Browfield Road and the second right into Stamp Hill Close. Bear left into Broadfield Way and Lime Close is the first turning on the right hand side. Number 7 is located on the left hand side.

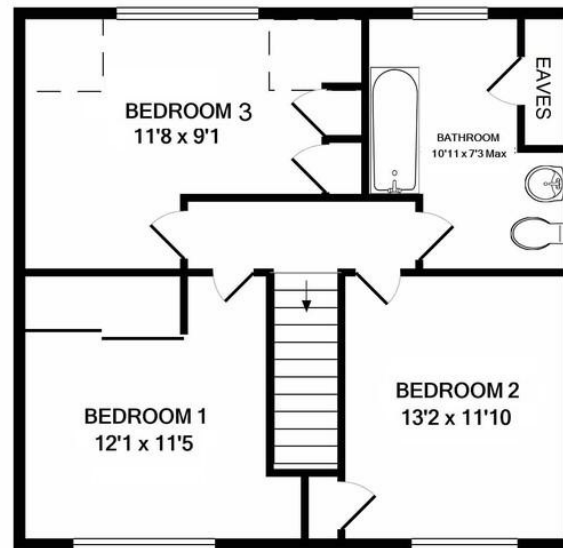
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017 Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed 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 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.

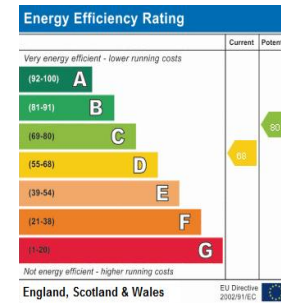




GROUND FLOOR



FIRST FLOOR



7 LIME CLOSE

Approximate gross internal floor area - 108 sqm / 1167 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.
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**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.