



**Nursery Lane, Addingham**  
Asking Price Of £294,950





# 10 Nursery Lane

## Addingham

### LS29 0TN

**AN IMPRESSIVE TWO BEDROOMED CHARMING STONE BUILT COTTAGE WITH A DELIGHTFUL ENCLOSED GARDEN AND GARAGE, SITUATED IN A SOUGHT AFTER RESIDENTIAL CLOSE TO THE HEART OF THIS POPULAR VILLAGE**

Nursery Lane is part of a small, attractive and highly regarded development pleasantly situated towards the eastern edge of Addingham and within walking distance of the village centre amenities. This charming cottage comprises a covered entrance, entrance hall, kitchen and an impressive sitting room and dining area with access to the rear garden. To the first floor there are two bedrooms and a bathroom. Outside there is a single garage and block paved parking area. The property is set in a beautifully maintained garden to the rear there is an enclosed flagged garden creating the ideal for outside relaxation or entertaining.



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

**ENTRANCE HALL** 8' 0" x 6' 3" (2.44m x 1.91m) Stable door and window to the front elevation. Wood flooring.

**SITTING ROOM & DINING AREA** 23' 1" x 14' 6" Maximum (7.04m x 4.42m) A delightful living area with a feature stone fireplace and hearth having an inset living flame gas fire. Under stairs store cupboard. Low voltage lighting. French doors leading to the enclosed rear garden.

**KITCHEN** 8' 8" x 7' 10" (2.64m x 2.39m) Fitted with a range of base and wall units, coordinating work surfaces and inset stainless steel sink unit and drainer. Bosch oven. Four ring gas hob with a stainless steel hood over. Baxi gas fired central heating boiler. Integrated fridge and freezer. Plumbing for a washing machine. AEG dishwasher. Wood flooring. Low voltage lighting. Window to the front elevation.

## FIRST FLOOR

**LANDING** Low voltage lighting. Ladder access to the part boarded roof void with velux window.

**BEDROOM ONE** 11' 8" x 11' 3" (3.56m x 3.43m) A lovely bedroom with two windows to the front elevation. Recessed wardrobe and bulk head cupboard. Low voltage lighting.

**BEDROOM TWO** 11' 2" x 8' 9" (3.4m x 2.67m) Window to the rear elevation with a lovely outlook over the village. Low voltage lighting.

**BATHROOM** Fitted with a modern white suite comprising a panelled bath with shower over, contemporary wash basin and low suite w.c. Generous mirror. Part tiled walls. Tiled floor. Low voltage lighting. Window to the rear elevation.

## OUTSIDE

**GARDEN** To the front of the property there are pebbled borders. To the rear there is a delightful enclosed flagged garden creating the perfect outdoor living/entertaining space. Double gates.

**DRIVEWAY** To the front of the property there is a block paved driveway.

**GARAGE** Located close to the rear of the property there is a single garage.

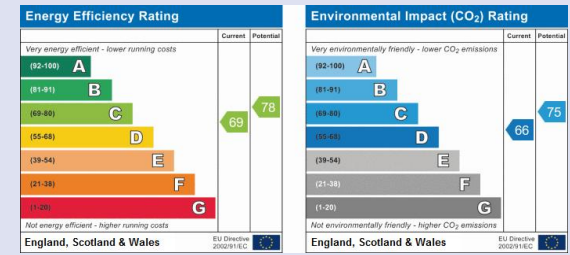
**PLEASE NOTE** The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore 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 are informed by our clients that the property is freehold.

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

**LOCATION** From Ilkley travel in a westward direction on the A65 Skipton Road and at the beginning of the Addingham bypass turn right onto the village Main Street. Continue on Main Street, once past the cricket ground on the left hand side turn sharp right into Church Street and then take the first left into Orchard Lanethen take the second left onto Nursery Lane and number 10 is located on the right hand side and can be identified by the 'For Sale' board.





**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.